
Report to the London Borough of Camden Council

by Louise Crosby MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 24th June 2013

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO CAMDEN SITE ALLOCATIONS

LOCAL PLAN

Document submitted for examination on 24 September 2012

Examination hearings held between 16 and 24 January 2013

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Abbreviations Used in this Report

| | |
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| AMR | Annual Monitoring Report |
| CDP | Camden Development Policies DPD |
| CS | Core Strategy |
| EAP | Euston Area Plan |
| FAAP | Fitzrovia Area Action Plan |
| The Framework | The National Planning Policy Framework |
| GLA | Greater London Authority |
| HS2 | High Speed 2 |
| LDS | Local Development Scheme |
| LP | London Plan |
| MM | Main Modification |
| PPTS | Planning Policy for Traveller Sites |
| SA | Sustainability Appraisal |
| SALP | Site Allocations Local Plan |
| SCI | Statement of Community Involvement |
| SCS | Sustainable Community Strategy |
| SHLAA | Strategic Housing Land Availability Assessment |
| SHMA | Strategic Housing Market Assessment |
| TfL | Transport for London |

Non-Technical Summary

This report concludes that the Camden Site Allocations Local Plan provides an appropriate basis for the planning of the borough over the next 12 years providing a number of modifications are made to the Plan. The Council has specifically requested that I recommend any modifications necessary to enable them to adopt the Plan. All of the modifications to address this were proposed by the LPA, and I have recommended the inclusion of most after full consideration of the representations from other parties on these issues.

The Main Modifications can be summarised as follows:

- For compliance with the National Planning Policy Framework [“the Framework”], alteration of the wording in the introduction to emphasise the Plan’s presumption in favour of sustainable development;
- Revised wording to reflect the change in approach to the provision of accommodation for travelling communities;
- Amendment to Site 2 to provide clear design parameters and reflect its sensitive position;
- Amendment to Site 5 to define additional likely acceptable uses and thus increase flexibility as well as provide greater guidance;
- A few changes are required in respect of Site 20 to ensure that it reflects the relevant legislation;
- Deletion of specific policies relating to 4 sites in Fitzrovia (sites 17, 22, 23 & 24) and additional general text to clarify the position in this area;
- Alterations to text (sites 13, 15, 32, 35 & 41) to clarify a number of matters and provide greater flexibility;
- Alterations to site 29 to clarify a number of matters and provide greater flexibility; and reflect relevant legislation;
- Amendments to text and clarification of a number of points in order to increase the flexibility of future development on site 43;
- Clarification in respect of the existing user of site 45 and the impact of the allocation on them in the future;
- Confirmation that 3 of the sites (22, 23 & 24) deleted from the Plan will remain saved UDP policies until the FAAP is adopted.

Introduction

1. This report contains my assessment of the Camden Site Allocations Local Plan (SALP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound Plan. The basis for my examination is the SALP, Submission Document (March 2012), submitted to the Secretary of State on 24 September 2012.
3. My report deals with the main modifications that are needed to make the Plan sound and legally compliant and they are identified in bold in the report **(MM)**. In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in Appendix A.
4. A schedule of proposed main modifications that are necessary for soundness has been subject to public consultation and sustainability appraisal and I have taken the consultation responses into account in writing this report and making my recommendations. In this light, the detailed wording of some of the main modifications in the attached Appendix differs from those that were published, and consequential modifications that were not fully identified in the published schedule have also been included. None of these changes significantly alters the content of the proposed main modifications or undermines the participatory processes and sustainability appraisal that has been undertaken. Where necessary I have highlighted these changes in my report. A schedule of Minor Modifications was also published by the Council at the same time as the Major Modifications. These comprise minor corrections, updating and clarification and are not referred to in my report.

Assessment of Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
6. In London, to an extent, the duty to co-operate is achieved through the workings of the Mayor's London Plan and the Mayor has confirmed that the SALP is in general conformity with the London Plan (LP).
7. All adjoining boroughs were consulted at each stage of the SALP preparation through written correspondence. Regulation 4 of the Town and Country Planning (Local Planning)(England) Regulations 2012 prescribes 12 bodies and any local enterprise partnership and local nature partnership as bodies required by s33A of the 2004 Act to cooperate in maximising the effectiveness

of the preparation of development plan documents so far as relating to a strategic matter. The Council has provided evidence of its engagement with 9 of those bodies. A recently established Pan-London LEP operates through the Mayor of London/GLA and they have been consulted on the SALP and indeed commented upon it.

8. None of the bodies with whom engagement has taken place have expressed any concerns in relation to the level of engagement or the subsequent outcomes. Some of the studies carried out to inform the adopted Core Strategy (CS), and in turn the SALP, were carried out in conjunction with other London Borough Councils, the Greater London Authority (GLA) and various agencies. These include the Central London Infrastructure Study and the Strategic Housing Market Assessment.

Assessment of Soundness

Preamble

9. The SALP will cover the period 2012 to 2025 and is prepared within the context of the LP, an adopted CS and Camden's Development Policies DPD (CDP). The CS identifies housing (including affordable housing) as a priority land use in order to meet the borough's growing population. The LP contains a minimum 10 year target of 6650 additional homes in Camden from 2011 to 2021 (an annual monitoring target of 665pa). The CS sets a more challenging target of approximately 12,250 additional homes between 2010/11 and 2024/25.
10. Based on the opportunity areas and intensification areas defined in the LP, the SALP identifies a number of growth areas within Camden which are suitable for higher density redevelopment. These are King's Cross, Euston, Tottenham Court Road, West Hampstead Interchange and High Holborn (Central London) and they are largely based around transport interchanges where high accessibility already exists or increased capacity is planned.
11. It is expected that these areas will accommodate just over 60% of the planned new homes, with a little over 20% in other highly accessible areas and around 15% in areas of more limited change. CS policy CS6 sets out how the borough's housing target will be met. It also sets a target of 50% affordable homes and promotes mixed and balanced communities.
12. CS policy CS8 sets out the Council's general approach to promoting a successful and inclusive economy within the borough. Again, most new jobs are expected to be created in the identified Growth Areas.
13. CDP sets out 32 policies under the same general chapter headings as those in the CS. They are intended to play a key part in delivering the overall vision and objectives for the borough, as set out in the CS. On many topics the policies within CDP provide additional detail and guidance on how the Council intend to implement the approach set out in the CS.
14. The SALP reflects the task it is set by the LP; the CS and the CDP. It identifies 47 sites that are considered to be available, realistic and with a reasonable prospect of success. With the exception of the Fitzrovia sites,

guidance is provided for the broad range of identified sites highlighting specific opportunities, objectives or requirements where appropriate.

15. The Council has also prepared an Area Action Plan for the Fitzrovia area (FAAP) and are in the process of preparing an action plan for the Euston Area (EAP). They will provide more specific policies in relation to these distinct areas and include additional site allocations. The SALP has 4 sites within it that contain no policy guidance, but are intended as a signpost to the FAAP. I expressed concern about this approach because of my inability to assess whether the policies are sound in the absence of the necessary guidance.
16. Consequently the Council have deleted them, but refer to the emerging FAAP which has recently been submitted for examination, with adoption anticipated around the end of 2013. Given that the FAAP will follow on shortly from the SALP, it will not leave a policy vacuum in this important part of the borough. These main modifications (**MMs14, 32 & 33**) will make this part of the Plan justified and effective.
17. The EAP will not be ready for examination until 2014 and is complicated by High Speed 2 (HS2). Therefore larger strategic sites in the Euston Area are included in the SALP and contain appropriate higher level policy guidance. Further sites will be allocated in the EAP, which will establish more detailed guidance in the context of the still evolving HS2 proposals.

Main Issues

18. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings, various main issues upon which the soundness of the SALP depends have been identified. These are dealt with in turn below. Representations on the submitted SALP and the published main modifications have been considered insofar as they relate to its soundness, but they are not reported on individually.

General Matters

Does the SALP accord with the National Planning Policy Framework?

19. The National Planning Policy Framework (the Framework) emphasises the importance of encouraging sustainable development through enabling economic growth and promoting housing development. Such a positive approach has been followed by the Council for many years and is inherent in their CS and CDP. The SALP is in line with this approach and seeks to meet the carefully identified needs of the borough through a comprehensive suite of sites that are sustainable. As a result, the SALP sits comfortably with the general direction of the Framework and has been positively prepared.
20. Notwithstanding this there is a need to include in the SALP a specific policy that reflects the overarching presumption in the Framework of favouring sustainable development. I realise that the Council's main modification (**MM1**), which introduces a specific policy to this effect differs from the model wording published on the Planning Portal. However to my mind it is still in line with the intentions of the Framework and does not differ from the model wording to the extent that the soundness of the policy is brought into question.

21. I conclude, therefore, that the SALP has been positively prepared, and accords with the Framework subject to the inclusion of **MM1**.

Is the SALP in general conformity with the London Plan 2011?

22. As set out above, the SALP translates the aspirations of the LP and CS further by identifying sites to meet these targets. The GLA was consulted at the preferred and additional options stages of the SALP. Comments made by them in relation to those versions of the document have been incorporated within the submission version. Consequently, the GLA has confirmed that the SALP is in general conformity with the LP.
23. Similarly, Transport for London (TfL) have been consulted at each stage of the SALP and are generally content with it subject to the word changes and additions agreed with the Council as part of their ongoing dialogue as well as the inclusion of clear plans in the adopted version of the Plan.

No sites are proposed to be allocated for travellers in the SALP. Does the proposed approach generally conform with the expectations for the London Plan, the Core Strategy and Planning Policy for Traveller Sites?

24. CS policy CS12 says that the additional need identified through the London Gypsy and Traveller Accommodation Needs Assessment will be met through sites identified in the Camden Site Allocations document. According to the submitted SALP, that is not now the case. Moreover, the last needs assessment was carried out in 2008 and so cannot be considered 'up-to-date'.
25. The LP says that boroughs are best placed to assess the needs of travellers and make provision for these groups. Importantly, it says that they will set the targets for provision based on robust evidence of local need. These targets, and the robustness of the evidence on which they are based, will be tested through the process of consultation on, and public examination of, local plans. This is also the approach advised in Planning Policy for Traveller Sites (PPTS).
26. In response to the significant concerns I raised about this matter the Council have proposed a main modification (**MM2**) to the text in this section of the SALP. In addition, they have prepared a draft brief in preparation for engaging a consultant to carry out a traveller accommodation needs assessment, in accordance with the guidance in PPTS. The Council have also updated their Local Development Scheme (LDS) to take account of the possibility that an early review of the SALP will be necessary should the up-to-date assessment identify the need to allocate additional traveller sites. This process is timetabled to begin soon and adoption is shown as Spring 2015. The proposed changes to the text set out in the Council's main modification (**MM2**) reflect the change in approach that is now being adopted by the Council and addresses my original concerns.

In broad terms, would the scale, type and distribution of allocated sites contribute to the sustainable development of the borough?

27. The basis for such provision is set out in the CS. The CS policies leave the SALP to show where new housing will be located and through the allocations deal with affordability, tenure, mix, standards of accommodation and

specialist forms of accommodation. A wide range of sites have been allocated ranging from significant strategic sites such as King's Cross Growth Area and Euston to the smaller sites which are more typical of Camden's built up character.

28. The inclusion of the larger sites will ensure that new infrastructure, such as, educational facilities; medical facilities; and open space are provided. In general, the wide and varied range of sites across the borough should ensure a continuing supply of housing and the creation of the necessary new infrastructure to support it.

In general terms, are the allocations consistent with the Core Strategy. Do they reflect its overall strategy for the distribution of growth and development including promoting the provision of homes, jobs and other facilities in areas with significant redevelopment opportunities at, or near, transport hubs? Do they also support appropriate development in other accessible locations, with more limited change elsewhere?

29. Most of the policies in the SALP promote mixed use schemes and the distribution of growth reflects the approach set out in CS policy CS1 and CDP policy DP1. There is a clear message throughout the SALP that housing is the priority land use in Camden, as set out in the CS. This is necessary to ensure that the LP housing target is met. The SALP also reflects the strategic objective set out in the CS in terms of major development being focused in the growth areas identified in the LP and CS; King's Cross, Euston, Tottenham Court Road, Holborn, West Hampstead and central London.
30. In relation to employment, indicative jobs are identified in the LP and CS and again the aim is that a large proportion of these jobs will be provided on allocated sites within 'opportunity areas', and 'areas for intensification'. CS policy CS8 forecasts that the demand for offices will increase by 615,000sq m between 2006 and 2026. In order to satisfy this predicted demand a number of large strategic sites have been identified to accommodate the bulk of the requirement. One of the key sites is at King's Cross, where 444,000sq m of new office space has already been granted planning permission. The remainder will be provided on smaller mixed use and windfall sites. The Plan also identifies 3 key sites (Sites 9, 33 and 36) for retail purposes. As such, the SALP will be effective and justified.

In broad terms, is the amount of land allocated for housing properly justified and deliverable? Will the site allocations make an appropriate contribution to maintaining the borough's housing land supply in the short, medium and longer terms? Will they provide for an appropriate housing mix, including affordable housing, in the right locations?

31. Housing provision within the borough needs to be met without the availability of greenfield sites. The SALP sites alongside those to be allocated within the emerging Fitzrovia Area Action Plan and Euston Area Plan, together with any windfall sites, will provide housing on brownfield sites.
32. The SALP identifies 47 sites that in different ways require or support residential development (including those in the Fitzrovia area which it is now proposed to delete). Since most of the sites will support a mix of uses and are already in built up areas where development exists, the information about

the number of residential units each site will yield is not precise in many cases. However, in allocating the sites the Council have drawn on a number of reliable data sources and tools, such as the targets in its Annual Monitoring Report (AMR) and the density matrix in the LP, to estimate how many units they are each likely to yield and also when that development is likely to take place. Outline planning permission has already been granted for 1700 homes (750 of which will be affordable units) and 650 student housing units within the King's Cross Growth Area. Some of these have been completed or are nearing completion and others have reserved matters approval.

33. A number of other allocations within the SALP already have planning permission too. King's Cross Growth Area and some smaller sites are already delivering housing while other larger strategic sites, such as Euston, are expected to deliver development towards the latter part of the plan period. In the identified growth areas 4,700 new homes are planned to be delivered in the plan period 2010 to 2025.
34. In the first 2 years of the plan period 774 homes (a gain of 904 self-contained homes and a loss of 130 non self-contained homes) were completed, an average of 387 homes per annum. This means that 11,478 homes remain to be completed to meet the CS target up to 2025 and 9,378 homes remain to meet the LP target of 10,512, based on projecting the annual requirement of 665 up to 2025.
35. The Council's AMR shows that they have in the past met their housing targets, with the exception of 2010/11. This was as a result of a loss of units when a hostel that was no longer fit for purpose was demolished. At the hearing I heard that the Council were on track to surpass their housing target for 2011/12.
36. According to the AMR, a 5 year housing land supply (2013/14 – 2017/18) of deliverable sites exist that in total will yield 6,698 homes (or circa 1,339 homes per annum), which far exceeds the annual target of 665 homes. This includes saved 'UDP' site allocations; sites that have planning permission but have not been implemented; and sites in the Site Allocations Preferred Approach consultation document that have the potential to make a significant contribution to housing delivery during the 5 year period.
37. In the past, housing supply in Camden has come from windfall sites as well as those allocated in the UDP. It is expected that this important source of sites will continue. On the basis of the evidence before me I am confident that the LP and CS targets will be met.

Are the allocations based on a robust assessment of infrastructure requirements and their deliverability, including expected sources of funding?

38. The Camden Infrastructure Study provides information on infrastructure needs within the borough and this formed the basis of CS policy CS19. Statutory undertakers have been consulted on the SALP and no objections have been received. Thames Water has flagged up a number of sites that will require investment in order to provide adequate waste water and water supply facilities. However, the information available suggests that there are

no insurmountable problems. As a result, the allocations are based on a robust assessment of infrastructure requirements and their deliverability.

In assessing the speed at which development will come forward on certain sites, has full regard been had to High Speed 2?

39. The SALP covers the area around Euston and allocates a number of sites in that area. As set out above, a more detailed Euston Area Plan is currently being prepared by the Council.
40. Under the current programme, as set out in *High Speed Rail: Investing in Britain's Future – Decisions and Next Steps (DfT January, 2012)*, Phase 1 (London to Birmingham) of High Speed 2 (HS2) would start in 2017. Completion is anticipated in 2026; so at the very end of the plan period. However, it is expected that some sites will come forward in the first phase of construction and others in the following phases. Five of the allocated sites fall within the proposed safeguarding area for HS2 as well as 1 of the additional sites.
41. A project team which includes officers from Camden Council, the GLA and TfL has been established and meet on a regular basis to discuss progress with HS2 and the approach in the future. As such, I am satisfied that the Council have had full regard to the effect of HS2 on development in the area around Euston.

Overall, does the Plan deal adequately with uncertainty? Is sufficient consideration given to monitoring and triggers for review?

42. The Council produces an AMR which sets out key indicators for the assessment of the principal components of the CS and CDP document. The allocations in the SALP are not set out in such detail as to unduly inhibit their implementation and the AMR includes the indicators necessary to provide a satisfactory basis for keeping track of the progress of the SALP. The AMR includes a housing trajectory and a table showing its five year housing delivery. Many of the sites included in the table are sites allocated in the SALP.
43. In any local plan covering a long period the unpredictability of the national economic context affects the likelihood of development proposals coming forward, and the timescales over which they will be achieved. Given that the Plan has been prepared during a period of economic downturn, projections forward are not likely to be over-optimistic. Based on the evidence before me, including the levels of development achieved in recent years at a time of economic restraint, I am confident that delivery of the allocated sites over the plan period will on the whole be achieved.
44. The arrangements for monitoring the SALP are satisfactory and it is sufficiently flexible to allow for changes in circumstance in the future.

Site Specific Policies

45. A number of the site specific policies in the SALP are not specifically referred to in this report. This is because the report focuses on those parts of it where there may be soundness issues.

Are the allocated sites appropriate and deliverable, having regard to the provision of the necessary infrastructure, affordable housing and other facilities, and taking account of environmental constraints?

46. Subject to the Council's suggested main modifications set out in Appendix A, I am satisfied that all of the allocated sites are appropriate and deliverable. As set out above consideration has been given to the necessary infrastructure.
47. Affordable housing is considered to be appropriate and deliverable within this Plan. It strikes a balance between maximising the supply of additional homes in Camden by seeking to meet or exceed the identified housing targets of the LP (as per CS policy CS6) and acknowledging the viability implications of affordable housing in development.
48. As mentioned previously, housing delivery will be monitored in order to ensure that the Plan is effective and deliverable and I am satisfied that the Council has mechanisms for implementation, monitoring and review of the document. This would be principally through the AMR and future reviews of local plan documents. Allocations will be monitored on an annual basis to assess progress, a process which will run alongside the Council's identified housing trajectory.
49. Whilst housing is the priority land use for the Council, the Plan encourages and promotes the provision of other facilities such as employment, retail, community, and healthcare facilities where appropriate. This is being done through a specific allocation policy, where appropriate, or through commuted sums which would be secured through legal agreements (subject to the statutory tests).
50. One of the criteria the Council has used to assess sites is whether there are any environmental constraints. The assessment has been carried out by evaluating the options set out in the Sustainability Report. Thus they informed the Council's choice of sites when compiling the Plan. I am content that the Council has engaged with key bodies such as English Heritage, the Environment Agency and Natural England in order to assess deliverability of sites with regard to environmental constraints. Where relevant, the Plan identifies the relevant policies and detailed requirements that are needed to ensure environmental constraints can be overcome in order for them to be considered appropriate, feasible and deliverable.

Are the detailed requirements for each of the allocations clear and justified? Have site constraints, development mix and viability considerations been adequately addressed? Are the boundaries and extent of the sites correctly defined?

51. In considering each site the Council has taken account of their characteristics and the areas in which they are located not only to address constraints, but to exploit opportunities. The policy requirements are considered justifiable to ensure constraints are satisfactorily addressed, and sustainable development is achieved that is compatible with neighbouring uses and the wider area. It is considered the requirements are clear and justified in order to meet LP, CS and CDP policies. The requirements are considered to be clear and reasonable.

52. The guidance accompanying each allocation will provide sufficient clarity for landowners and potential developers and it highlights the key issues and potential requirements and opportunities to be considered at the planning application stage. Site constraints have been adequately addressed in the Plan.
53. Regarding development mix, the Plan reflects the Council's approach towards mixed use development contained within CDP policy DP1. Where appropriate it acknowledges that a range of uses need to be balanced against each other in order to support viable and sustainable development. In accordance with the Framework it seeks to promote the necessary flexibility to assist in viable schemes coming forward. Indeed, it is a consideration that runs through the entire document in avoiding overly prescriptive policies. The Plan specifically says that the viability of development will be taken into account when proposals come forward.

Site 1: King's Cross Growth Area

54. The significant proportion of the 54 hectare King's Cross Opportunity Area (identified in the LP) is within the London Borough of Camden. The comparatively small north eastern section, known as the King's Cross Triangle site, is predominantly within the London Borough of Islington. The area within Camden is known as King's Cross Growth Area and is identified in the LP and CS as the major focus for new homes (including affordable), offices and retail development in Camden. Based on the LP, CS policy CS2 provides a target of a minimum of 2,250 homes here between 2001 and 2026 and 25,000 indicative jobs. This will be supported by the necessary infrastructure such as schools, a leisure centre, a library and public open space.
55. The requirements set out in the policy are sufficient given that there is a detailed planning brief for the site which informed the approved outline planning application and the subsequent reserved matters. Reserved matters approval has now been granted for just under 50% of the proposed development here (approximately 317,000 sq m).
56. As such, the whole area has been effectively and comprehensively planned already with the long term project comprising a number of zones, phases and components. This builds in the necessary flexibility to allow the development to respond to the changes in market conditions and demands. A significant amount of development has already been completed or is nearing completion. More is underway and planned for the future.
57. Importantly the key infrastructure projects necessary to support such large scale development are also ongoing. The energy centre serving the whole of the development now has both boilers and CHP engine in operation and also the gas governor to serve the site has been completed.
58. Fortnightly meetings involving Camden Borough Council and the developers take place to monitor progress and address other issues. Other key stakeholders including Islington Borough Council, NHS Camden, Transport for London, Network Rail, British Waterways and the Police are also involved in regular meetings to manage construction impacts, monitor progress and discuss strategic issues, among other things.

59. In conclusion this site is appropriate and deliverable, having regard to the provision of the necessary infrastructure, affordable housing and other facilities, and taking account of environmental constraints. On the basis of the progress so far on this site and the collaborative working that is taking place to ensure that development continues here the policy is effective and justified.

Site 2: Camden Town Hall Extension

60. Camden Town Hall Extension is attached to the grade II listed Camden Town Hall and is within the King's Cross Conservation Area. It is opposite St Pancras Station and St Pancras Chambers and close to King's Cross Station, all of which are grade I listed buildings. The existing building here is identified by the Council as one that makes a negative contribution to the conservation area. As well as being in a highly sensitive location in terms of historic heritage, it is also located in a very prominent location on a main road and close to 2 major railway stations and the Eurostar terminus.
61. The Framework at paragraph 157 says that, among other things, Local Plans should allocate sites to promote development and provide detail on form, scale, access and quantum of development, where appropriate. Given the sensitivity of this particular site it is important and appropriate that detail of form and scale are provided. This will also help achieve one of the Framework's core planning principles of having a plan led system within which decisions on planning applications can be made with a high degree of predictability and efficiency. The lack of a clear steer in relation to the scale of any replacement building that would be acceptable here and in particular its height has been highlighted by English Heritage as a concern to them and I concur.
62. The Council, who own the site, believe that the policy should be flexible enough to allow for creative design solutions. They say that a building higher than the existing could be acceptable, for example, on an area of the site if it is part of a high quality design solution that reduces the overall bulk and visual impact of the existing building. I can see some merit in this approach.
63. The SALP policy provides a contextual analysis of the site. However, this seems to include very tall buildings which are some distance from this site. The existing building is already taller than its neighbours and this in conjunction with its overall scale and mass, detailed design and use of materials results in a very dominant building. However, the SALP policy contains almost no guidance on the scale of building that would be acceptable and the reference to the very tall buildings some distance away implies that such a building may be acceptable here.
64. The Council has suggested a main modification to the Plan (**MM3**). This not only removes reference to the much taller existing buildings in the wider area, but provides a more accurate description of the heights of buildings near to the Town Hall. It also provides a far stronger message about the sensitivity of the site and in particular clearly sets out the design considerations that will be taken into account by the Council. Overall the right balance has now been struck in the guidance to ensure that a future developer will be in no doubt that any replacement building on this site will need to be extremely carefully

considered and justified. However it is not so overly prescriptive that it will stifle creative design. Moreover, policy 7.7 of the LP provides comprehensive guidance in relation to tall buildings that would apply here. Subject to **MM3** the policy will be effective and justified and overcomes my concerns.

Site 5: Midland Road Site, Land to the rear of The British Library

65. This site is owned by the British Library although it is currently not fully developed. The British Library wish to ensure that the undeveloped part of the site is not constrained in a manner that would prejudice their future expansion plans. It may be that some interim development can take place that can be used on a temporary basis until such a time the British Library require it for their facilities.
66. Given the timeframe of the SALP it is important that this site is included in it, but that the site allocation guidance is flexible to allow for various scenarios in the future. This balance has been achieved here and subject to the Council's main modifications (**MM4 & 5**), which provide the necessary flexibility, the policy will be effective and justified.

Site 9: Euston Station, Euston Road

67. This site is defined in the LP as an Opportunity Area and as a Growth area in CS policy CS1. Based on the LP, CS policy CS2 provides a target of a minimum of 1000 homes here between 2001 and 2026 and 5000 indicative jobs (although CS policy goes on to state the Council envisages redevelopment around Euston could include up to 1500 new homes and up to 70,000 sqm of business floorspace). Significant redevelopment of Euston Station has been planned since 2007. However, the original plans are now likely to change as Euston Station will be the terminus for HS2 as set out above. Nevertheless this policy sets out site allocation guidance that would be expected here regardless of HS2.
68. The Council is currently working with Transport for London and the GLA to prepare the EAP, which will include this site and provide more detailed guidance on the development of the area as a whole. It will set out the wider vision for the Euston area and long term mitigation measures necessary to address the impacts of HS2. In the meantime, is it important that this important strategic site is allocated through the SALP.
69. It is unlikely work will start here until the plans for HS2 have been finalised since it will be a key piece in that jigsaw and is included in the list of safeguarded sites. But once HS2 is finalised it is expected that this site will be developed in earlier phases and so well within this plan period. It will provide opportunities for mixed use development in addition to an exemplar rail and public transport interchange. The exact scale and nature of any future development will emerge as the HS2 proposals evolve. This policy will be effective and justified.

Site 13: 1-39 Drummond Crescent (Euston Traffic Garage)

70. This site is currently used as a police vehicle depot and associated offices. It is also within the area covered by the emerging EAP and in an area identified for safeguarding in connection with HS2. However, the SALP does provide

specific site allocation guidance for it. It says that any future planning applications should be for mixed use including flexible employment floorspace, permanent residential (including affordable) and/or community uses including school use and that the main policy consideration is CDP policy DP13.

71. DP13 seeks to ensure that land and buildings in employment use that are suitable for continued use, are retained unless the site or buildings are no longer suitable for business use and this is supported by evidence that this has been explored over a period of time. The Metropolitan Police are concerned that this would be difficult to argue in such a prime location should they choose to relocate this part of their operations in the future. They also argue that the existing use is a community use and so the relevant policy is DP15. This policy does identify policing facilities as a community facility, but because it is not a public facing facility the Council have classified it as an employment use. It is clear from the text in the SALP what the current use is.
72. Policy DP13 does say that the Council will consider re-development proposals for mixed use should the site or building be suitable for continued business use provided that, among other things, the level of employment floor space is maintained or increased. Indeed the site allocation guidance seeks to promote a redevelopment for alternative and appropriate uses including residential. It is clear that the building here does not maximise the use of the site so future proposals could be developed along the lines of that promoted while still according with policy DP13, in so far as it seeks to protect employment floorspace.
73. This policy stance has been reinforced and the concerns and conflict between the SALP and the CDP remedied with some additional and changed wording through the main modifications (**MMs6-9**). In particular revised wording openly recognises and deals with the current and potential future situation in a comprehensive, but flexible manner. Subject to these changes this allocation will be effective and justified.

Site 15: Land at Goldsmith's House and adjoining land, Cumberland Market Estate, Park Village East/Augustus Street

74. This site currently contains a women's hostel as well as a community hall, parking and a storage area. The hostel is underutilised and in need of major investment in order to bring it up to modern standards. The site allocation guidance seeks to ensure that an expanded community hall is provided along with public open spaces. Also, if it can be demonstrated that there is no longer a need for the hostel here, housing (including affordable housing) will be promoted. At the request of the landowner additional clarification around certain areas such as the open space has been provided as part of the Council's main modifications (**MM10**). It also reflects the need to optimise the amount of residential accommodation that could be provided here on this site in accordance with the CS. Subject to these changes this allocation will be effective and justified.

Site 17: 6-17 Tottenham Court Road; Site 22: Middlesex Hospital Annex, Cleveland Street; Site 23: Arthur Stanley House, 44-50 Tottenham Street; and Site 24: Grafton Way, Odeon Cinema Site

75. These sites are in an area that will be covered by the emerging Fitzrovia Area Action Plan (FAAP). The inclusion of the sites in this Plan is intended to act as a 'signpost' to the FAAP where site allocation guidance will be provided. However, while the site allocations provide matters of fact, they give no specific guidance in relation to the sites' future development. At the hearing session for site 17 I expressed concern about this approach since there are no policies for consideration and so no way of assessing soundness. Consequently, the Council have agreed to delete these policies, which relate to the discrete area of FAAP, and instead provide some general explanatory text and a plan showing the area that the FAAP will cover **(MMs 14, 32 & 33)**.
76. The FAAP was submitted for examination in April 2013, and so the exclusion of these sites from this Plan will not leave a policy vacuum in this important area.

Site 20: 12-42 Southampton Row & 1-4 Red Lion Square

77. This island of development is surrounded on all sides by streets. It was previously occupied by Central St Martin's College (University of Arts) and Westminster College. The University of Arts relocated to a new campus at King's Cross in 2011. This site contained the Janette Cochrane Theatre, which was built for the Central School of Art and Design to support its drama and performance functions. It was also used by touring theatre companies. A new theatre (the Platform Theatre) has been provided as part of the new University of Arts college at King's Cross. There is a dispute between various parties about whether the theatre, which is currently closed, should remain on the site or (along with the remainder of the site), be reused/redeveloped as set out in the SALP site allocation guidance.
78. CDP policy DP15 protects community and leisure uses, but since the education providers have relocated, alternative central London uses are being promoted on this site. If the theatre was an ancillary element of the college then policy DP15 would not require its specific retention if the overall D1 Education use has been satisfactorily re-provided. I understand that following the hearing sessions an application for a Certificate of Lawfulness was submitted to the Council. This sought to prove that the theatre was ancillary to the college. Subsequently a Certificate of Lawfulness was issued by the Council.
79. Consequently, the parts of the main modifications **(MMs 11-13)** that deal with the uncertainty over whether the theatre was ancillary to the college are no longer necessary. However, those not associated with the re-provision of the theatre that provide additional policy guidance as well as up to date factual information, are still necessary. Moreover, it is important that the wording in **MM11** reflects that set out in section 72(1) of The Planning (Listed Buildings and Conservation Areas) Regulations 1990 in so far as it requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (my emphasis). I have made changes to the main modifications to take account of the change in position in

relation to the theatre and ensure that they reflect the relevant legislative tests in relation to conservation areas. These changes are necessary for the policy to be justified and effective.

Site 29: Herbal House, 10 Back Hill

80. This site is vacant since the University of the Arts have relocated to the campus at King's Cross. The owners are concerned that a residential led scheme is being promoted in the event that the site is no longer required for an educational or community use. In addition the policy says that the building is identified by English Heritage as making a positive contribution to Hatton Garden Conservation Area. This assessment would normally be made when a conservation area appraisal is carried out and include an objective assessment of the area and the building so that one can understand why the view has been reached. The Hatton Garden Conservation Area Appraisal was adopted by the Council in 1999 and is due for review. I agree that such an assessment of the building should be carried out as part of that review that will be subject to public consultation. The Council's main modifications **(MMs 15-17)** overcome these concerns and ensure that the policy is justified and effective.
81. Again, I have altered the wording in **MMs15 &16** to reflect that set out in section 72(1) of The Planning (Listed Buildings and Conservation Areas) Regulations 1990 in so far as it requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (my emphasis).

Site 32: 156 West End Lane

82. This site is located in a highly sustainable location close to public transport links. It currently comprises a retail showroom, a builders merchant with storage yard and vacant offices (employment uses). In line with CS and CDP policies mixed use development is being promoted here with town centre uses along the frontage and other uses such as residential and employment uses.
83. Despite the site currently hosting employment uses, whilst reference is made to the strategic CS policy on employment (CS8), the policy fails to mention CDP policy DP13 which seeks to protect such uses where there is still a demand. Nor does it provide enough emphasis on the retention of viable business uses here in accordance with the Framework. This is of real concern to me and a business that currently operates from within parts of the site and buildings.
84. The suggested main modifications do not in the opinion of the business go far enough. However, reference is made to CDP policy DP13 and development of this site would still need to be assessed against other relevant local plan policies. I am content that main modification **(MM18)** is sufficient to make the policy justified and effective.

Site 34: 100 Avenue Road, Swiss Cottage

85. The large modern building on this site contains mainly offices, but also has a small amount of retail and restaurant space. The owner of the site is concerned that the policy does not place enough emphasis on the opportunity

to provide residential development here or fully acknowledge how sustainable the location is. Concern is also expressed that the policy seems to place a restriction on the size of the units that would be acceptable at ground floor level given that its town centre location lends itself to a wide range of retail/food and drink development. The Council proposes a number of main modifications (**MMs19-21**) to overcome these concerns and ensure that the policy better reflects the Framework, the CS and CDP. Subject to these main modifications the policy will be justified and effective.

Site 37: 24-58 Royal College Street

86. This site contains a distribution and parcel depot, but is being promoted as a mixed use site. The modifications (**MMs22-23**) would ensure that the expectations of the Council on this site are clear and ensure that the policy is justified and effective.

Site 39: Bangor Wharf, Georgiana Street

87. This site which currently contains an employment use is adjacent to the Regent's Canal. The SALP promotes the site for future employment and residential uses in line with the objectives of the CS. While I can understand that local residents would like to see some community uses here, such a use would not accord with CDP policy DP13 which seeks to protect current employment floorspace; nor would it be realistic given the value of the site for employment and residential uses. Nevertheless, the policy provides clear guidance on the need for future development to respond positively to the canal and also seeks to ensure that the opportunity to improve the relationship between the site and public realm is realised. On this basis the policy would be justified and effective.

Site 42: 115-117 Wellesley Road (inc 2-16 Vicars Road) and Lismore Circus Health Centre and Nursery

88. This is actually 2 separate sites near to one another. 115-117 Wellesley Road and 2-16 Vicars Road contain the district housing office, the Tenants' Hall, light industrial units and storage. The other site contains a health centre and children's nursery. It is envisaged that in future the sites would contain similar uses, but it is recognised that new housing could also be provided here. The proposals for these sites have been prepared in consultation with local tenants and residents associations and are intended to provide a catalyst for the redevelopment of the wider area. Since the submission document was drafted a great deal of work has been done in firming up plans for these sites. In order to ensure that the SALP is as up to date and relevant as possible when it is adopted the Council are proposing some factual changes to the wording which reflect the current position. On this basis the policy is justified and effective.

Site 43: 19-37 Highgate Road, Day Centre and 25 and 37 Greenwood Place

89. A significant part of this site forms part of a much larger area allocated in the CS (Policy CS8) as an Industry Area. There are only 2 such allocations in the CS and so their protection for employment purposes is very important. As set out in the SALP the policy is very prescriptive in terms of where future elements of the promoted mixed uses should be located in the site, to take

account of the employment allocation. However, modern forms of development, particularly in urban areas, such as this; do not tend to follow the traditional land use forms. It is not uncommon to find housing above an employment site for example.

90. Consequently the Council has suggested main modifications (**MMs 24-28**) which would provide greater flexibility on the development of the site whilst ensuring protection of employment floor space and existing business uses. This would be likely to result in a greater number of homes being delivered on this highly sustainable site and make the policy justified and effective.

Site 45: Fire Station, 20 Highgate Road

91. This site currently contains an operational fire station and has been included in the event that the site is no longer required for this use or that the site is redeveloped in a more intensive way to include other uses. It was agreed at the hearing session that the site plan is inaccurate and that this should be amended accordingly. It is important that this is corrected before the Plan is adopted. Subject to the word changes suggested by the Council this allocation provides enough of a steer to anyone wishing to redevelop the site in the future, but importantly it is flexible enough to accommodate the future plans of the fire service. It also accords with CS and CDP Policies which seek to protect fire fighting services. As such, subject to the suggested main modifications (**MMs 29-31**) this policy is justified and effective.

Additional sites

If there is a need to identify additional land for housing, are the alternative proposals that have been put forward in representations appropriate and deliverable? Have they been subject to sustainability appraisal compatible with that for the Site Allocations DPD and to public consultation?

Midland Crescent, Finchley Road

92. This currently vacant site is not allocated for development in the SALP. The owners argue that the site, which is bounded on both sides by railway tracks and is not currently accessible to the public, should be allocated for a mix of uses including retail, commercial, offices hotel, community facilities, residential, student accommodation and entertainment.
93. The Inspector's report into the CS in August 2010 removed the open space designation from this site. Despite this de-designation, at the Preferred Options Stage of the SALP, the Council decided to exclude the site and their reasons for doing so are set out in Appendix E of that document. These relate to the constraints of the site and the need to resolve a number of issues including ecology, noise and vibration and air quality. The Council also question whether all of the uses suggested could be satisfactorily accommodated on this particular site without more detailed assessment which they consider would be better done at pre-application and at planning application stage. Indeed such discussions have begun, and a planning application has been submitted.

94. As set out in my report above, the Council have allocated sufficient sites to ensure that they can meet their housing and employment targets handed down by the LP. Moreover, regular monitoring will assess whether that is the case and if any additional sites need to be added in the future this will be done as part of a formal review. As such, it is not necessary at the present time to allocate any further sites. The exclusion of the site from the SALP does not however prevent it being brought forward as a windfall site.
95. I am also not convinced that the site has been subject to sustainability appraisal by the site advocates compatible with that for the sites that have been included in the SALP. While reference was made to this site in the SA for the SALP at the Preferred Options stage and at the submission document stage the testing that has been applied to this site is not as rigorous as the testing for the included sites. In particular, the site has not been appraised against the sustainability objectives that other sites were, including a number of environmental objectives as well as social and economic objectives.
96. Regarding public consultation, I note that this has been carried out as part of pre-application work, that is not the same as the consultation carried out in connection with the sites proposed to be allocated here. That public consultation is likely to have been less wide and for a different purpose.

Walkden House, 10 Melton Street

97. This site of around 0.12ha currently contains a self contained office development with 11 surface car parking spaces. Representation has been made by the owners of the site at each stage of the SALP. Walkden House is included in the safeguarding direction for HS2 and is also in the area covered by the emerging EAP. The Council confirmed at the hearing session that this site is likely to be allocated in the EAP. Moreover in 2012 planning permission was granted on this site for its redevelopment. The proposals would provide an increase in office floor space and 18 residential units.
98. I have already established that, on the basis of the evidence before me, there is no need to allocate any additional sites, including this one. Also, as with the previous site I am not convinced that sustainability appraisal has been carried out that is compatible with that for the allocated sites. Nor has there been comparable public consultation. Whilst public consultation has taken place in relation to the planning application outlined above, this is also likely to have been less wide and for a different purpose.

Assessment of Legal Compliance

99. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

| LEGAL REQUIREMENTS | |
|--------------------------------|---|
| Local Development Scheme (LDS) | The Site Allocations Local Plan is identified within the approved LDS 2013 which sets out an expected adoption date of Spring 2013. The content and timing of the Site Allocations Local Plan are compliant with the LDS. |

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| Statement of Community Involvement (SCI) and relevant regulations | The SCI was adopted in July 2011 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM) |
| Sustainability Appraisal (SA) | SA has been carried out and is adequate. |
| Habitats Regulations Assessment (HRA) | The Habitats Regulations HRA has been carried out and is adequate. |
| National Policy | The Site Allocations Local Plan complies with national policy except where indicated and modifications are recommended. |
| London Plan (LP) | The Site Allocations Local Plan is in general conformity with the LP. |
| Sustainable Community Strategy (SCS) | Satisfactory regard has been paid to the SCS. |
| 2004 Act (as amended) and 2012 Regulations. | The Site Allocations Local Plan complies with the Act and the Regulations. |

Overall Conclusion and Recommendation

100. The DPD has a number of deficiencies in relation to soundness for the reasons set out above, which means that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored under the main issues set out above.
101. The Council has requested that I recommend main modifications to make the Plan sound and legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Camden Allocations Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

L Crosby

Inspector

This report is accompanied by the Appendix containing the Main Modifications

Appendix A – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

| Ref | Page | Policy/ Paragraph | Main Modification |
|-----|------|----------------------|--|
| MM1 | 5 | Introduction | <p><u>National Planning Policy Framework</u></p> <p><u>The Government published the new National Planning Policy Framework (NPPF) in March 2012. The NPPF replaces the majority of previously published Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) which made up national policy.</u></p> <p><u>The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development, including the presumption in favour of sustainable development.</u></p> <p><u>This means that when considering development proposals relating to this plan the Council will take a positive approach that reflects the presumption contained in the NPPF. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved, wherever possible, to secure development that improves economic, social and environmental conditions in Camden.</u></p> <p><u>Planning applications that accord with up-to-date land use, design and development principles in this Plan (and with the up-to-date policies in the Camden Core Strategy, Camden Development Policies and, where relevant, any neighbourhood plans) will be approved without delay and applications that conflict will be refused, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <p><u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></p> |

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| | | | <p><u>Specific policies in the NPPF indicate that development should be restricted.</u></p> |
| MM2 | 13 | Site Allocations | <p>No specific sites have been identified at this time and this will involve additional time and work in carrying out consultation and identifying potential sites or alternative solutions to meet identified local needs. Gypsy and Traveller site allocations are therefore not the subject of this current DPD. The Council intends to bring forward sites either through obtaining planning permission and funding schemes or through future review of relevant plans. Additional policy may need to be produced to support the intended provision that emerges in the future.</p> <p><u>Camden's Housing Strategy (2011-2016) identifies a short term need to tackle overcrowding on an existing site and a longer term need for up to ten additional pitches. Whilst no specific sites have been identified at this time, work is on-going on a collaborative basis to continue to address the needs of the local Gypsy and Traveller community over the Plan period, in line with the requirements of the Planning Policy for Traveller Sites (PPTS). An up to date needs assessment will be undertaken during 2013.</u></p> <p><u>Subject to this assessment, it may be necessary to review this document to support intended provision that emerges in future.</u></p> |
| MM3 | 21 | Site 2: Camden Town Hall Extension, Euston Road/Argyle Street | <p>New development will need to both be sensitive and respond positively to this changing context as well as the existing context, which also contains <u>Grade I listed buildings opposite, listed terraces, residential streets and a school to the rear.</u></p> <p><u>New development is likely to be acceptable where it (amongst other design considerations):</u></p> <ul style="list-style-type: none"> - <u>successfully integrates itself with the surrounding townscape and respects the built form and historic context of the immediate area</u> - <u>respects and appreciably improves the setting of, and relationship with, the adjacent Town Hall</u> - <u>is appreciably sensitive and respectful in scale and form to its relationship with the important landmark of St Pancras Chambers, and its wider setting</u> - <u>positively contributes to improving pedestrian permeability and accessibility</u> - <u>positively responds to, and respects the context of, its surroundings including public spaces, residential amenity, and the adjacent school</u> - <u>positively responds to and respects the context of its surroundings including the scale and form; building, roof and sky lines; and appropriate architectural characteristics of surrounding buildings;</u> - <u>redresses the design, scale and massing shortcomings of the existing building and appreciably improves on the streetscape, particularly at street level</u> - <u>respects and enhances existing important views, or</u> |

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| | | | <p><u>assists in revealing new views, of the important landmark of St Pancras Chambers and its towers and spire</u></p> <p><u>In view of these constraints and considerations a tall building is likely to be unacceptable in this location.</u></p> |
| MM4 | 27-28 | Site 5: Midland Road site - land to rear of British Library | <p>Development that meets the future operational needs of the British Library and/or a mix of uses including other complementary Central London uses <u>which could include offices, culture, tourism, leisure, housing and community use</u></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - Realise the full potential of the site reflecting its location in Central London with excellent public transport accessibility and proximity to national and international rail routes and the King's Cross Central development - Take a comprehensive approach to ensure that development is integrated and compatible with the vision for the whole site and the adjoining Francis Crick Institute site. Achieve high architectural, urban and environmental design standards appropriate to the site's context and particularly in its relationship with St Pancras station, residential properties and existing open space - Fully appreciate and respond to <u>the special character and appearance of the King's Cross/St Pancras conservation area</u>, the setting of the Grade I listed St Pancras station and Grade II listed Levita House and Chamberlain House - Design access and servicing requirements to minimise the impacts on local residents and in a manner which does not compromise the quality of public routes and spaces - Be well integrated with the surrounding area with the provision of logical pedestrian routes that improve links through the site and connect with surrounding neighbourhoods, transport interchanges and destinations - Actively engage with adjoining streets (particularly along Midland Road) with active ground floor uses and transparent façades at street level for visual interest - Create and support enhanced walking routes around the site between transport interchanges and other destinations in all directions - Include new community facilities and/or support community access to existing and new facilities - Provide on site open space and facilitate improvements to nearby open spaces and routes - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. Where relevant take account of key objectives set out in the adopted planning brief |
| MM5 | 29 | Site 5: Midland Road site - land to rear of British Library | <p>Appropriate uses on this site may <u>would</u> include a range of uses integrating the cultural and educational role of the British Library with a range of other educational/research, cultural, commercial, tourism, leisure, community and residential uses. An exception to the mixed use policy and the <u>general</u> requirement to include housing will only be made</p> |

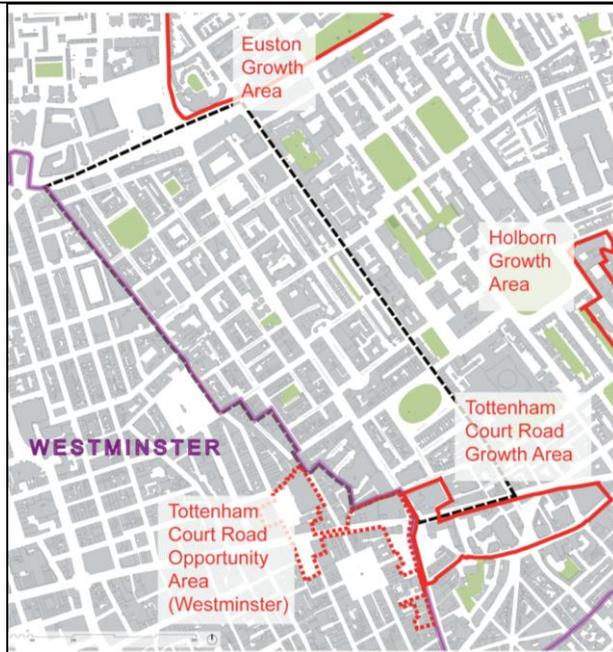
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| | | | <p>if it is justified that the site is needed for <u>proposed development supports</u> the specific purposes of enhancing facilities and expansion of the British Library, and/or <u>This will be considered</u> in line with policy DP1, for example <u>taking into account relevant criteria such as the operational requirements of this specialised use</u>, if development is being publicly funded <u>and is needed to support and accommodate this nationally important facility</u>. This could include the <u>provision of interim uses, to enable the phased expansion of the British Library, by generating income through interim facilities which are capable of conversion to library facilities in the future</u>. The nature and duration of interim uses will be <u>established through appropriate design and use of conditions and/or planning obligations to ensure they support future aspirations</u>.</p> <p><u>If development is proposed that does not support the objectives and operational needs of the British Library and any surplus land is released and becomes available for alternative uses, housing would be the preferred use in line with mixed use policy.</u></p> |
| MM6 | 56-57 | Site 13: Drummond Crescent (Euston Traffic Garage) | <p>A mixed use <u>residential-led development including flexible employment floorspace, housing (C3) including permanent residential (including affordable housing), and/or employment and/or community uses (including school use)</u></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - <u>Support active frontages to Drummond Crescent</u> - <u>Minimize</u> overshadowing and overlooking of the school playground to the rear - Achieve a design which minimises the potential for noise disturbance to any new residential accommodation from the school to the rear - Be of a scale compatible with the flats on the opposite site of Drummond Crescent - Contribute towards improving east-west routes between Kings Cross and Euston - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible - Take account of the key objectives of the adopted planning framework as far as they remain relevant |
| MM7 | 57 | Site 13: Drummond Crescent (Euston Traffic Garage) | <p>Policy DP13 indicates that planning permission will be granted for mixed uses on employment sites where it can be demonstrated that the site is no longer suitable for its current business use and there is evidence that the possibility of reusing or redeveloping the site for similar or alternative business use has been fully explored over an appropriate period of time. Where the loss of employment space is justified new schemes should provide a substantial <u>optimise the potential of sites for residential component</u> given the approach of policies DP2 and DP3 to make full use of Camden's capacity to provide housing and particularly affordable housing. <u>Policy DP13 will be balanced against the wider strategic aims of the Core Strategy, and how the</u></p> |

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| | | | <u>development of this site can help deliver those aims. This includes the location of the site within a highly accessible Central London location, and the fact that housing is the priority land use within the Core Strategy (para 1.8).</u> |
| MM8 | 57 | Site 13: Drummond Crescent (Euston Traffic Garage) | <p>The site has been used by the Metropolitan police as a vehicle maintenance depot by the police for a number of years. 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.</p> <p><u>The Council supports important service providers in delivering estate strategies which support service delivery and investment in improving other public facilities. This building, whilst used by the police, is not used for public facing services and its loss could be justifiable to support re-provision in an alternative location and investment in policing services and community safety. Alternative use for residential development will be supported, as would community use or other compatible uses as part of a mixed use scheme.</u></p> |
| MM9 | 57 | Site 13: Drummond Crescent (Euston Traffic Garage) | <p>However, to address the issue of loss of employment use, other businesses and community uses (e.g. education) may be appropriate as part of a mix of uses on the site. There appears to be some scope to extend the building beyond its current envelope, but any proposal would need to demonstrate that it is acceptable having regard to the amenities of surrounding occupiers and the surrounding townscape, including the school behind. <u>If redevelopment is proposed, intensification of development on site could bring opportunities for the provision of new housing, including affordable housing, which is the preferred use. Student housing may be an acceptable component of a mixed use scheme subject to relevant criteria (Policy DP9). A new built form would support active frontages to Drummond Crescent supporting other compatible uses such as business space or community use, particularly at street level.</u></p> |
| MM10 | 60-61 | Site 15: Goldsmith's House and adjoining land, Cumberland Market Estate, Park Village East/Augustus Street | <p>Provision of permanent (Class C3) residential development, including affordable housing, if it can be demonstrated that it is no longer appropriate to provide a hostel on the site; re-provision and expansion of <u>existing</u> community hall and publicly accessible open space.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - <u>Optimise the potential of the site for residential development</u> - Improve or replace the existing hostel or, if the loss of the existing hostel accommodation can be justified, provide either an equivalent amount of accommodation for other vulnerable groups with a recognised social need or permanent (Class C3) residential development (including affordable housing), - Provide Class C3 housing, including affordable housing in |

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| | | | <p>addition to any provided to replace a loss of the existing hostel</p> <ul style="list-style-type: none"> - Improve or re-provide community facilities - Provide enhanced open space <u>on-site or support creation or enhancement elsewhere within the local area</u> to serve the development and existing residents and enhance biodiversity. - Make optimal use of this accessible urban location, within the constraints of the site - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible |
| MM11 | 85-86 | Site 19 20 : 12-42 Southampton Row & 1-4 Red Lion Square | <p>Mixed used development suitable to a Central London location including <u>uses such as offices, hotel or other commercial uses and a contribution to the supply of</u> self-contained (C3) housing including affordable housing and community uses.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - Maximise the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses - Retain or satisfactorily re-provide a theatre elsewhere in the borough, which may be incorporated as part of the University's relocation programme - Retain the Listed Building and ensure that its fabric and setting are protected and enhanced - Ensure that the <u>new development preserves or enhances the character or appearance of the Kingsway Conservation Area and that the character and appearance of nearby Red Lion Square Bloomsbury Conservation Area is not harmed are preserved and enhanced</u> - Ensure any new buildings are designed to respond to the site's varied context and range of interfaces, including listed buildings and the London Square to the East - Provide active frontages to surrounding streets where possible - Contribute towards improvements to road conditions and pedestrian and cyclist safety around the site - Improve the public realm in the vicinity of the site and pedestrian permeability and links to Red Lion Square - Provide or contribute towards the provision of new or expanded open space - Ensure that any redevelopment will not impact on the construction of Crossrail - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. |
| MM12 | 86-87 | Site 19 20 : 12-42 Southampton Row & 1-4 Red Lion Square | <p>A mix of uses should be provided on the site given its <u>Holborn Growth Area and Central London location (Policy CS1, CS2 and CS9)</u>. This should include the provision of a significant proportion of new permanent housing (Policy CS6) along with retail, commercial, <u>hotel or and office uses</u>. floorspace (Policy <u>CS1, CS9, DP1</u>). Development will be required to preserve the setting of important nearby built</p> |

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| | | | <p>heritage assets (Policy CS14).</p> <p>Education uses (D2) and the theatre (ancillary/sui generis) uses are protected by policy DP15—Community and Leisure Uses but as the existing educational occupiers are vacating the site to occupy new facilities within the Kings Cross Central development, and on the basis that it can be demonstrated these facilities will be offering better quality provision than alternative uses will be acceptable with priority given to new housing, particularly affordable housing and other community uses. The loss of the theatre will only be accepted if an alternative and accessible replacement facility is provided on site or elsewhere in the area as part of the University's relocation programme.</p> <p><u>Education uses (D1) would generally be protected by policy DP15 – Community and Leisure Uses, but as the education occupiers have vacated the site to occupy their new facilities within the Kings Cross Central development, alternative Central London uses will be supported (in line with DP15c and CS9). Housing would be supported and any development involving an increase in floorspace which exceeds the relevant thresholds should include a proportion of new housing and affordable housing (Policy DP1 and DP3).</u></p> |
| MM13 | 86 | Site 19 20 : 12-42 Southampton Row & 1-4 Red Lion Square | <p>If the site is converted to alternative uses or redeveloped, the Listed Building on Southampton Row will need to be retained and sensitively put to alternative D1 community or alternative appropriate uses, and any development of the remainder of the site should ensure that its fabric and setting are not harmed.</p> <p><u>The adjacent Cochrane Theatre was built for the Central School of Art and Design to support its drama and performance functions. As ancillary to the higher education use it would constitute part of that overall community use (class D1).</u></p> <p><u>The University of the Arts (Central Saint Martins College) relocated to King Cross Central in 2011 to the listed former Granary building. It is considered that the new college is an important element of the mix of uses emerging in Kings Cross and a good example of successful reuse and adaptation of an important listed building. These facilities include a theatre/performance space: The Platform Theatre.</u></p> <p><u>Apart from the Grade II* listed building fronting Southampton Row the existing buildings on the remainder of the site (i.e. the University of Westminster buildings) are of limited merit and could be replaced provided that the new buildings are of an appropriate standard of architecture and design.</u></p> |
| MM14 | 91 | Fitzrovia and Bloomsbury | <p><u>Fitzrovia</u></p> <p><u>Fitzrovia is a distinctive and important part of Central London; an area where an established residential community lives alongside a rich mix of Central London activities</u></p> |

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| | | | <p><u>including commercial, university and health uses.</u></p> <p><u>The area attracts a large influx of workers and visitors each day to its offices, academic institutions and shops, and in the evening to the bars, restaurants, cinema and other entertainment establishments. Workers and visitors are critical to the vitality and economic success of parts of the area. However, high levels of activity, particularly in the evening, can be damaging to the amenity and quality of life of those living in Fitzrovia.</u></p> <p><u>A complementary Area Action Plan is under preparation to deal with the impact of continued development pressure on Fitzrovia and coordinating development proposals across a number of significant sites.</u></p> <p><u>The Plan aims to address the challenges of securing a balance between commercial activity and the amenity of local residents, and of providing calmer streets and spaces along with active frontages and interesting streetscapes.</u></p> <p><u>These pressures are further fuelled by nearby growth areas based around redevelopment of Euston mainline station (to the north east) and Tottenham Court Road tube station (a new Crossrail interchange, to the south west).The area covered by the plan is shown below with the purpose of developing a vision for the area shared by the Council, community groups and landowners.</u></p> <p><u>The broad purpose and objectives of the Area Action Plan are:</u></p> <ul style="list-style-type: none"> <u>- Ensuring that growth takes place in a way that balances residential, institutional and commercial uses and protects the amenity and services of local residents;</u> <u>- Ensuring that growth delivers the maximum benefits to the area, including supporting and enhancing services and facilities for residents;</u> <u>- Creating a high quality physical environment which respects the existing character, scale and mix of uses in the area</u> <p><u>The Plan aims to ensure that development proposals bring real benefits to Fitzrovia, particularly in terms of public open space and other public spaces, housing, affordable homes, community facilities and locally produced energy. It seeks to support sustainable growth of a realistic level and secure the most efficient and effective use of land, while maintaining what makes Fitzrovia attractive as a place to live, work and visit.</u></p> <p>Note: Plan to be inserted</p> |
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Fitzrovia

The area of Central London known as Fitzrovia within Camden, is broadly bounded by Cleveland Street to the west, Euston Road in the north, Gower Street in the east and Oxford Street to the south although Fitzrovia itself extends further westwards to Great Portland Street within the City of Westminster.

Fitzrovia is characterised by a mix of both residential and commercial uses, the majority of which are small in scale, however, the area itself is far from uniform in character, both in physical terms and its mix of uses. Fitzrovia can be broadly divided into three distinctive areas:

The northern part of Fitzrovia which extends south from Euston Road to Maple Street has a significant residential population interspersed with a mix of small scale commercial uses in streets such as Warren Street and Warren Mews. It also contains the eighteenth century set piece of Fitzroy Square, which has recently been designated as a distinct conservation area, where office uses predominate, but some residential conversion has occurred. A few larger scale buildings are located here, however the majority of these lie further south and outside the Bloomsbury Conservation Area. The Cleveland Street shopping Neighbourhood Centre is located within this part of Fitzrovia.

The central area of Fitzrovia, between Maple Street and Tottenham Street contains a number of large scale buildings including part of the University College London medical school, the listed BT tower and a number of lower rise office blocks. The main uses here tend to be offices, medical/university uses and other commercial uses with a fairly limited amount of residential land use. To the east of Gower Street lie a number of residential mansion blocks.

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| | | <p>South of Tottenham Street, the area is characterised by mixed uses including several shops both specialist and convenience, pubs and restaurants particularly concentrated around Goodge Street (which is itself a Neighbourhood Centre) and Charlotte Street, office uses associated with media businesses and residential uses which are prevalent on the upper floors. The buildings within this part of Fitzrovia are of a smaller scale with the traditional street form largely retained. The uses here tend to be on a small scale. This area broadly equates to the Charlotte Street Conservation Area.</p> <p>There is a resident population of over 4,500 people found mainly within the northern and the southern parts of the area. There is also a significant student population of about 1500 living largely within student halls.</p> <p>There are a range of development pressures in Fitzrovia. Development will need to be considerate of the mixed use nature located in this area and seek to minimise impacts on surrounding uses in particular the residential community and services.</p> <p>Fitzrovia Area Action Plan</p> <p>In view of this complex mix of uses and competing development pressures, since the preferred options stage of this DPD the Council has started preparing a Fitzrovia Area Action Plan that will includes guidance for development sites that fall within its boundary and will in turn form part of the Local Development Framework.</p> <p>The purpose of the Area Action Plan (AAP) is to provide even more locally distinctive guidance and approaches to shape the future of the Fitzrovia by developing a shared direction for the area and coordinating development proposals across a number of sites. The aim is that development proposals can bring a range of benefits to the area, particularly in terms of open space and other public spaces, affordable housing, community facilities and locally generated energy.</p> <p>The AAP will seek to balance the needs of the residential community with those of businesses and institutions, drawing out in more detail the visions and objectives that relate to Fitzrovia in Camden's Core Strategy. Once adopted, the AAP will form part of the Local Development Framework and will guide development of the sites within it.</p> <p>This Site Allocations Document however identifies and acknowledges four sites in the area that will be included in the AAP as part of the borough's overall development land supply and will be expected to contribute towards new housing, new jobs and social infrastructure, but does not propose to set out nor duplicate the more detailed guidance</p> |
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| | | | <p>that will emerge and be established through the Area Action Plan (nor proposes to include other sites in the area that can be covered by this emerging DPD plan).</p> <p>The sites are:</p> <ul style="list-style-type: none"> •Site 17: 6-17 Tottenham Court Road (see Tottenham Court Road section) •Site 22: Middlesex Hospital Annexe, Cleveland Street •Site 23: Arthur Stanley House, 44-50 Tottenham Street •Site 24: Grafton Way, Odeon Cinema Site <p>Note: The above sites have been deleted from the document (MM32)</p> |
| MM15 | 111-112 | Site 25 29: Herbal House, 10 Back Hill | <p>If no longer retained for education/community use, then conversion of the existing building suitable for a mix of uses including such as self-contained (C3) residential, studios, hotel, offices or other uses appropriate to a Central London context.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - Maximise <u>Optimise</u> the potential of the site to provide <u>appropriate Central London uses, such as business space and new housing (including affordable housing if relevant thresholds apply)</u> - Be designed in a manner to ensure that the proposals <u>Preserve or enhance the character or and the appearance of the Hatton Garden Conservation Area</u> - Have regard to preserving the setting of the neighbouring listed Roman Catholic Italian Church of St Peter. - Positively address the adjoining streets and avoid blank frontages at ground floor level. - If redeveloped provide publically accessible on-site open space - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. |
| MM16 | 112 | Site 25 29: Herbal House, 10 Back Hill | <p>The site is located in the Central London Area (Policy CS9) which is a highly accessible area identified in the Core Strategy as suitable locations for a range of uses that are likely to significantly increase the demand for travel (Policy CS3).</p> <p>The Council will ensure that development in these locations provides for a mix of uses and a contribution to the supply of new housing would be encouraged as part of a mixed use development in line with Policies CS1, CS6 and DP1. The Council will ensure that any development will <u>preserves or and enhances the character or appearance of the Conservation Area and the setting of nearby adjacent built heritage assets (Policy CS14 and DP15).</u></p> <p>Subject to justification <u>On the basis that the site is no longer needed for educational purposes and that the education use is being relocated (to accord with Policy DP15), residential-led mixed use redevelopment including a range of appropriate Central London uses, such as housing (including affordable housing if required by DP3), would be preferred</u></p> |

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| | | | supported. Any development involving an <u>relevant increase in floorspace, which exceeds the relevant threshold</u> , should include a proportion of new housing consistent with the mixed use policy (Policy DP1). |
| MM17 | 112-113 | Site 25 29 : Herbal House, 10 Back Hill | <p>Whilst the existing building was is not identified as making a positive contribution to the Hatton Garden Conservation Area in the Conservation Area Statement published in 1999,</p> <p><u>The Hatton Garden Conservation Area Statement published in 1999 identifies buildings that make a positive contribution, but this list does not include Herbal House. It notes(at 5.11) "Building types which make a particular contribution to the character and appearance of the CA include Georgian terraced buildings, late 19th century and early 20th century residential blocks, warehouse and workshop buildings...". This appraisal is planned to be reviewed and the contribution of the building will be formally reappraised.</u></p> <p><u>English Heritage have provided comments stating indicated that this building is now considered to make such a positive contribution and retention would ensure that such a contribution could continue. The current building is considered to have historic value as a characteristic element of the areas development of workshop/industrial land uses and vernacular style.</u></p> <p><u>Proposals for redevelopment will require a detailed assessment of the qualities and significance of the building and the contribution it makes to the Hatton Garden Conservation area and the townscape.</u></p> <p><u>As a building specifically identified as making a positive contribution there are extremely strong presumptions for retention of the building so that its positive contribution can continue and against redevelopment involving substantial demolition and</u></p> <p><u>Proposals this affecting designated and non-designated assets would need to be justified in accordance with PPS5 the National Planning Policy Framework in respect of heritage assets.</u></p> |
| MM18 | 123-124 | Site 28 32 : 156 West End Lane | <p>A mixed use development to include residential alongside <u>retail and employment uses</u>. Other appropriate town centre uses <u>could include community and cultural uses</u> (including education) uses and employment uses.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - Provide appropriate town centre uses along the frontage with residential including affordable housing above and to the rear of site - Provide <u>flexible employment floorspace (subject to relevant criteria).</u> - Maintain or enhance the existing building line to retain adequate pavement widths to assist pedestrian movement and interchange between stations - Provide an improved design relationship to adjoining |

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| | | | <p>Canterbury Mansions and West End Green Conservation Area to protect and enhance the character and appearance of this area</p> <ul style="list-style-type: none"> - Provide a legible and improved pedestrian / cycle link from West End Lane towards Crown Close through new landscaping and good design - Incorporate new publicly accessible open space (potentially suitable for temporary market use) and enhance the function of the adjacent open space - Ensure an acceptable relationship to the adjacent residential properties on Lymington Road - Incorporate public realm improvements that positively contribute to and integrate with streetscape and interchange improvements along West End Lane - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible |
| MM19 | 129-130 | Site 30 35 : 100 Avenue Road, Swiss Cottage | <p>A mixed use redevelopment including permanent (Class C3) residential, employment and <u>other appropriate</u> town centre uses <u>such as retail and employment</u></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - Retain/re provide appropriate employment floorspace - Maximise <u>Optimise</u> the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses - Provide <u>Include</u> small-scale retail use or food and drink use or other appropriate other town centre uses (<u>particularly to create active frontages</u> at ground floor level) - Respect the setting of Swiss Cottage public open space - Provide or contribute to public realm improvements with particular regard to pedestrian safety and junction improvements - Contribute towards local town centre improvements - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. |
| MM20 | 130 | Site 30 35 : 100 Avenue Road, Swiss Cottage | <p>The site has been included in the revised Swiss Cottage Town Centre boundary designation, and if development comes forward it is considered appropriate to accommodate a mixed use development including residential use.</p> <p><u>As a major town centre site including a building of no particular merit, the site offers a significant opportunity for redevelopment. Self contained housing within Class C3 (including affordable housing) will be the preferred use where a change of use from offices is considered appropriate in accordance with policy DP13. An increase in floorspace will generate a commensurate need to include housing in mixed use proposals (DP1).</u></p> |
| MM21 | 130 | Site 30 35 : 100 Avenue Road, Swiss Cottage | <p>Redevelopment should therefore retain appropriate employment floorspace as part of a mixed use scheme. Any reduction in B1 office space must be justified and demonstrate that it would not unduly impair the general provisions of office space in the area. Redevelopment could</p> |

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| | | | <p>include viable employment floor space as part of a mixed use scheme attractive to a range of office/studio occupiers. Employment uses are important to the overall vitality of the Town Centre and Camden economy. and may be considered acceptable if it would provide new flexible employment space attractive to a range of office/studio occupiers. Employment uses are important to the overall vitality of the Town Centre and Camden economy and there is an overall demand for small scale starter units for small to medium business.</p> <p>Self contained housing within Class C3 use (including affordable housing) will be the preferred use where a change of use from offices is considered appropriate in accordance with policies DP1 and DP13. An increase in floorspace will generate a commensurate need to include housing in mixed proposals.</p> <p>Appropriate town centre uses at ground floor level should be provided in order to help activate the street frontages and to reinforce the town centre location of the site.</p> |
| MM22 | 153-154 | Site 3741 : 24-58 Royal College Street | <p>Redevelopment of the site to provide mixed uses with employment floorspace and new permanent (C3) residential</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> Maximise <u>Optimise</u> the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses Contain <u>Provide</u> retail and/or community uses to create active street frontages. - Enhance the routes between Kings Cross and Camden Town and to the canal including a new east-west link between St Pancras Way and Royal College Street - Respect the setting of the adjacent listed houses to the south west and opposite the site on Royal College Street. - Provide open space accessible to members of the public and children's playspace for new housing - Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible |
| MM23 | 154 | Site 3741 : 24-58 Royal College Street | <p>The site contains a large employment use. If can shown that the site is no longer suitable for the current distribution and depot use then an alternative business use should be considered before other uses are proposed (Policy DP13). The site is large, and therefore provides scope to provide housing in addition to employment uses, thereby making full use of the site's capacity for housing (Policy DP2). This approach would also be consistent with policy DP1 (Mixed use Development). <u>Student housing may be an acceptable component of a mixed use scheme subject to criteria in Policy DP9</u></p> |
| MM24 | 161 | Site 3943 : 19-37 Highgate Road, Former Lensham House (A&A Storage) | <p>Redevelopment of the site to include for mixed uses to include <u>including</u> replacement D1 community facilities, <u>and</u> new flexible employment floor space and housing on appropriate parts of the site. Other uses, such as B1 or community use, may be acceptable on the ground floor</p> |

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| | | and 25-37 Greenwood Place | <p>frontage to Highgate Road</p> <p>Development will be expected to</p> <ul style="list-style-type: none"> • <u>Optimise the potential of the site for a range of compatible uses.</u> • <u>Optimise opportunities for residential accommodation, including affordable housing</u> • <u>Contribute flexible employment floorspace for employment purposes that meets the modern needs of business.</u> • Seek to minimise the loss of community uses • Support enhanced and more accessible replacement community facilities • Contribute to improvements to the public realm and the pedestrian environment within and around the site • Support the successful function of the borough's designated Industrial Area • Improve servicing and access arrangements to support new and existing occupiers • Improve landscape quality and <u>optimise-incorporate suitable-amenity space for occupiers and users</u> • Enhance the setting of the nearby listed church • <u>Support the provision of active street frontages (particularly facing onto Highgate Road)</u> • Consider the setting of Hampstead Heath and associated views • Include residential accommodation towards the Highgate Road frontage, including affordable housing • Connect to an existing local energy network where feasible |
| MM25 | 161 | Site 3943 : 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place | <p>Development of the site <u>should optimise development potential to secure a range of compatible uses across the site.</u> Development would be expected to protect community uses (Policy <u>CS10</u> and <u>DP15</u>), maintain or increase employment floorspace and <u>support the successful function of safeguard</u> the Industry Area (Policy <u>CS8</u> and <u>DP13</u>) and secure residential accommodation (Policy <u>CS6</u>, <u>DP2</u> and <u>DP 3</u>) whilst safeguarding the setting of nearby listed buildings (Policy <u>CS14</u> and <u>DP25</u>).</p> |
| MM26 | 162 | Site 3943 : 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place | <p>The site has significant redevelopment potential. Subject to further consultation and option analysis the current building and offers the potential opportunity for a more comprehensive redevelopment of the site to deliver a efficient range mix of uses. to exploit the site more effectively and the site has significant redevelopment potential . New development could provide complementary facilities from which a range of <u>community and employment related</u> opportunities and services could be delivered. The incorporation of adjacent sites would allow for an even more comprehensive approach to improve the design and relationship of uses and buildings.</p> |
| MM27 | 162 | Site 3943 : 19-37 Highgate Road, Former | <p>As the Greenwood Centre lies within Kentish Town industry area, replacement D1 and/or employment uses will be safeguarded and new provision would be sought supported</p> |

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| | | Lensham House (A&A Storage) and 25-37 Greenwood Place | at in this location. This is a New floorspace may also offer opportunities to provide replacement floorspace displaced from other sites that may emerge for redevelopment through the Community Investment Programme. The need to support Camden's diverse employment base and considerations of amenity mean that residential uses would not be considered appropriate in this part of the site. |
| MM28 | 162 | Site 3943 : 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place | <p>However there is potential to optimise <u>redevelop</u> parts of the site for <u>new</u> housing; <u>primarily</u> concentrated towards the Highgate Road frontage. Proximity to the road may indicate that residential use at ground floor level may not be appropriate unless it is set back sufficiently, so alternative uses such as, business or community facilities could <u>also</u> be included to create an active frontage.</p> <p>New development should be <u>could include higher density development to optimise the development potential of the site. Any new development should be designed and located so it does not prejudice the nature of the Industry Area the operations of existing or future business occupiers by introducing inappropriate or conflicting uses, nor jeopardise the operation of existing and new businesses in the designated area.</u> Redevelopment should not lead to the <u>minimise</u> loss of any floorspace in use class B1-B8 and could be used to consolidate and improve the business environment, such as new modern floorspace and enhanced servicing. Adequate drop-off and parking facilities for disabled people should also be provided for community facilities.</p> |
| MM29 | 165 | Site 4145 : Fire Station, 20 Highgate Road | <p>Redevelopment of the site to provide a mix of uses, including replacement fire station (unless satisfactorily relocated elsewhere) with residential</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> - <u>Safeguard the provision of fire station facilities or support alternative local fire service and facility provision.</u> - Safeguard the provision of local fire station facilities or its satisfactory relocation unless evidence is provided which demonstrates that the fire station is no longer required - maximise <u>Optimise</u> the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses - Provide an acceptable standard of residential accommodation for any new homes proposed for the site. - Ensure that the amenity of nearby residential occupiers is maintained - Provide an appropriate level of affordable housing, in line with adopted council policies - Explore the potential to link up with existing and emerging developments to form a decentralised energy network - Retain existing trees and take opportunities to |

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| | | | incorporate soft landscaping. |
| MM30 | 166 | Site 4145 : Fire Station, 20 Highgate Road | Policy CS10 and DP15 indicate that the development of this site should not entail the loss of the operational fire station, whilst Core Strategy paragraph 10.17 and Infrastructure Schedule address fire station provision. The facility should be retained on site or be satisfactory or <u>relocated service provision supported</u> elsewhere. Housing is the priority land use of the Local Development Framework plan , therefore the provision of housing, and in particular affordable housing, is supported under CS6, DP2 and DP3, whilst the provision of some student housing on site may prove acceptable, subject to the requirements of policy DP9. |
| MM31 | 166 | Site 4145 : Fire Station, 20 Highgate Road | <p><u>The Council supports important service providers such as the Fire Service in delivering estate strategies which support service delivery and investment in improving their public facilities. In this case the Fire Service have announced in 2013 that this facility will be retained, but may wish to modernise the existing fire fighting facility and the Council would support such re-provision alongside other uses to maximise the potential of the site.</u></p> <p>The development of this site for a mix of uses brings the opportunity to <u>make effective use of this site and provide new residential accommodation in this highly accessible location, as well as improve the relationship of the site with the public realm at Highgate Road, Fortress Road and Fortress Walk.</u></p> |
| MM32 | 171 | Policy LU1 – Schedule of Land Use Proposals | 7 Cleveland Street, Middlesex Hospital Annexe, W1 17 Grafton Way, Odeon Cinema site, W1 39-44-50 Tottenham Street, Arthur Stanley House, W1 |
| MM33 | 171 | Policy LU1 – Schedule of Land Use Proposals | <u>Sites 7, 17 and 39 of the UDP (Sites 22, 24 and 23 respectively in this plan) will remain saved until they are replaced through the Fitzrovia Area Action Plan.</u> |