

London Borough of Camden

# Regeneration and Planning **Authority Monitoring Report 2016/17**



Image: King's Cross Central development March 2018.

## Contents

Introduction .....	4
Policy documents .....	7
Partnership working and Duty to Co-operate .....	10
Development Management statistics .....	14
Monitoring indicators by policy.....	16
Housing .....	18
2. Housing trajectory .....	18
3. Net additional dwellings – in previous years .....	18
4. Net additional dwellings – for the reporting year .....	18
5. Net additional dwellings – in future years (including five-year housing land supply) .....	19
6. Managed delivery target.....	19
7. Affordable housing completions .....	26
8. Completed non-self contained homes by type (student accommodation and hostels) .....	28
9. Mix of dwelling sizes in developments .....	30
10. Vacant dwellings .....	31
11. Net additional Gypsy and Traveller pitches .....	32
12. Number and proportion of completed wheelchair homes .....	32
13. Housing Quality – Building for Life Assessments.....	35
Employment .....	37
14. Employment floorspace completed.....	37
15. Employment land available .....	39
16. Jewellery workshops in Hatton Garden .....	42
17. Change in VAT registered businesses .....	44
18. Local training scheme places achieved from completed development .....	44
Town Centres and retail .....	46
19. Vacancy in shopping streets.....	47
20. Retail and food, drink and entertainment uses in shopping streets.....	49
21. Retail and food, drink and entertainment floorspace completed ...	53
22. Hotel accommodation.....	54
Sustainable development .....	56
23. Sustainable design assessment, BREEAM, BREEAM non-domestic refurbishment, Code for Sustainable Homes .....	56
24. Renewable energy generation.....	57
25. Sustainable urban drainage systems (SUDS) .....	58
26. Air Quality .....	59
27. Open spaces and nature conservation sites.....	64
28. Areas of biodiversity importance .....	65
29. Safeguarding of the Regis Road waste site.....	67
30. Municipal waste arisings and household recycling rates.....	69
Transport.....	71
31. Proportion of the population travelling to work on foot or bicycle ..	71

32. Traffic flows .....	72
33. Car free and car capped developments .....	73
34. Travel Plans.....	74
Heritage .....	76
35. Heritage at risk.....	76
Basements.....	78
36. Basements.....	78
37. Basement schemes with SUDS .....	79
Planning obligations (Section 106 agreements) .....	80
38. S106 agreements signed .....	80
39. Section 106 financial activity .....	80
Infrastructure.....	82
40. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy) .....	82

## Introduction

Under the Planning regulations local planning authorities must publish information that:

- shows how the implementation of their adopted plans is progressing
- reports on local plan preparation
- reports any activity relating to the duty to co-operate
- provides up-to-date information on neighbourhood plans.

Every year Camden Council monitors and analyses the performance of its planning policies and progress on planning policy documents, publishing the details in the Authority Monitoring Report (AMR). This AMR reports on the period **1 April 2016 to 31 March 2017**.

The Council adopted the new Camden Local Plan in July 2017. However, as this monitoring report covers the period April 2016 to March 2017, it assesses the performance of the policies in the Core Strategy and the Development Policies documents, as planning applications permitted up to end of March 2017 were determined on the basis of these documents rather than the Local Plan.

We monitored 40 indicators in 2016/17 to track our performance against our planning policies. Where possible we link indicators to existing planning policies and targets, although not all indicators are directly related to planning activity. Some, such as air quality and recycling indicators, monitor the significant effects of activities on which planning has limited influence but which nevertheless provide an insight into the borough and its environment.

## Key Trends

### Housing

In 2016/17 a net total of 1,257 homes were completed in the borough, exceeding the London Plan annual target of 889 and the new Local Plan target of 1,120. Camden's five-year supply of deliverable sites for housing amounts to 6,189 homes (or circa 1,238 homes per year). This exceeds our target of 1,120 homes for the period in the adopted Camden Local Plan and the adjusted target of 1,176 homes for the period (with a 5% buffer) as set out in the National Planning Policy Framework).

In 2016/17, 141 net affordable dwellings were completed comprising 25% of all housing schemes where affordable housing is required (that is, is above the threshold for provision and where permitted development rights did not apply) or 12% of all net additional self-contained homes completed in the borough. This is below Camden's overall target for 50% of housing to be provided as affordable housing. However, it should be noted that the proportion of affordable housing completions varies greatly year on year due to affordable housing primarily being provided through the completion of a relatively small number of large schemes. In addition to the completion of affordable homes, the Council also secured £11.7m of affordable housing contributions in 2016/17 to be used towards building more affordable homes.

Camden has a good record in securing affordable housing. For example, in the three years 2012/13 to 2014/15 Camden secured 36% affordable housing, above the average for London (28%), and more than the neighbouring boroughs of Islington (26%), Barnet (28%) and Westminster (12%) (London Plan AMR 12, Table 2.8).

## **Employment floorspace**

In 2016/17 a total of 44,438 sqm of B1 floorspace was completed and 72,343 sqm was lost resulting in a net loss of 27,905 sqm. The permitted development right allowing change of use of office floorspace into self-contained homes without the need for planning permission contributed significantly to the loss of office floorspace in the borough resulting in losses of 30,000 sqm in 2016/17. (The Council has introduced Article 4 Directions to remove this right - see para 12.8.) Of the schemes completed in 2016/17 a total of 74 resulted in a loss of B1 and 23 resulted in a gain.

Camden has a significant supply of office floorspace projected for development with 327,100 sqm net additional office floorspace expected to be created over the next five to ten years. The majority of this floorspace will be provided at King's Cross Central.

The last five years have seen a gradual conversion of industrial and storage and distribution space to other uses. In 2016/17 this trend continued with small losses in both B2 industrial floorspace and B8 storage and distribution floorspace.

Permitted development rights to allow a change of use from B1(a) offices to C3 residential came into force on 30 May 2013. There is an exemption for the Central Activities Zone and Camden has an Article 4 Direction to remove this right in key accessible locations. Between 30 May 2013 and 31 March 2017 total of 61 conversions from office to residential were completed under the permitted development right, resulting in a loss of 40,226 sqm of office floorspace and providing 553 homes.

## **Town centres and retailing**

Vacancy rates were on a downward trend between 2012 (7.7%) and 2015 where it reached 5%. The percentage of vacant premises have increased in the last two years from 5.2% in 2016 to 6% in 2017. However, Camden's vacancy rate is still low compared to the National average of 11.0%.<sup>1</sup>

In the period 2007 to 2011, following the economic downturn, the proportion of food, drink, and entertainment uses on protected frontages in Camden increased, and the proportion of A1 shops decreased. Since 2014 this trend has continued. In 2016/17 39% of the premises across Camden's designated centres were A1 shops, 24% were food, drink, and entertainment uses (A3, A4, A5), with the remaining 37% comprising all other uses.

## **Sustainable development**

In 2016/17 the majority of eligible schemes met their targets for sustainable design and construction. Developers are required provide a sustainability plan, either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment or Code for Sustainable Homes Assessments for new residential buildings. Although the Government withdrew the Code of Sustainable Homes in April 2015 a number of applications were either submitted prior to this or chose to provide the assessment as part of the application process. This AMR therefore only presents Code for

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<sup>1</sup> Local Data Company, <http://blog.localdatacompany.com/infographic-full-year-2016-retail-and-leisure-report>

Sustainable Homes indicators for those applications that have included it voluntarily or as a transitional benchmark.

In 2016/17, of the 18 schemes undertaking BREEAM assessments:

- 11 schemes achieved an 'Excellent' rating; and
- 7 achieved a 'Very Good' rating

In 2016/17, 8 permitted schemes undertook a Code for Sustainable Homes assessment. All 8 schemes achieved Level 4 for Sustainable Homes and 50% credits in energy, water and materials categories.

## **Transport**

There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. In the period 2006 to 2012 cycle flows increased from 9% to 16% of the proportion of traffic. In this period cars declined as a proportion of traffic, falling from 47% to 44%. Since 2012 we have seen a flattening of these trends. In recent years the level of cycling in Camden has been declining slightly in both absolute numbers and in proportion of trips, according to screenline counts (from 15% in 2015 to 14% in 2016).

## **Heritage**

Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily, vacant. They are in need of repair and, if vacant, need to be put to a suitable use. In 2016/17, 7 buildings in Camden were removed from the register as a result of repairs or being brought back into use and no new entries were added.

## Policy documents

### Planning policy documents being prepared or recently adopted

This section provides an update on progress of all planning policy documents being prepared or recently adopted in relation to the published indicative timetables in the Local Development Scheme 2016.

#### Local Plan

In July 2017 the Council adopted the Camden Local Plan to ensure the borough has robust and up-to-date planning policies to deliver sustainable growth, sustainable communities and other local priorities. The Local Plan then replaced the Camden Core Strategy and the Development Policies documents.

The Submission Draft Camden Local Plan was published for comment between 16 February and 17 April 2015. On 24 June 2016 the Council submitted the Local Plan and supporting documents for public examination. Public hearings took place at Camden Town Hall on 18, 19, 20, and 25 October 2016.

Between 30 January and 13 March 2017, the Council consulted on Main Modifications to the Local Plan. This provided an opportunity to comment on the changes the Council was proposing to the Submission Draft Local Plan (published in February 2016). The modifications were proposed in light of the Inspector's comments during the examination, public representations made about the Plan, and discussions at the public hearings. Further details are available at:

[www.camden.gov.uk/localplan](http://www.camden.gov.uk/localplan)

#### North London Waste Plan

Camden is the lead borough in a group of seven planning authorities preparing the North London Waste Plan (NLWP). The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest.

The NLWP will establish a planning framework in the sub region for the development of waste management facilities needed to meet EU and national targets and to replace the current reliance on landfill. The plan will safeguard existing waste sites across the boroughs and identify new land to meet North London's waste needs. It will also set out policies for determining waste planning applications.

[www.nlwp.net](http://www.nlwp.net)

The draft North London Waste Plan was consulted on between July and September 2015. Since then the boroughs have been working on the proposed submission version of the plan. The programme for the Boroughs to publish the NLWP for further consultation has been delayed. This is to enable the boroughs to consider the proposed Crossrail 2 scheme whose route down the Lee Valley has potential implications for existing and proposed waste sites. There is currently no firm date for when the proposed submission plan will go to each of the boroughs for formal decision.

#### Community Infrastructure Levy (CIL) Charging Schedule

Camden's CIL Charging Schedule was adopted by Council in March 2015 and came into force in April 2015 when the CIL commenced. The schedule was adopted in accordance with the timetable set out in the LDS. During 2016/17 approximately £9.8 million of CIL for Camden was received by the Council 75% of which will be spent on

strategic infrastructure projects ('strategic CIL') and 25% will be spent in the local area to the development ('local CIL'). For further details please visit [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil)

### **Camden Planning Guidance Supplementary Planning Guidance**

Camden Planning Guidance (CPG) is a series of documents that provide further advice and information on how we will apply our planning policies.

List of CPG documents at February 2018:

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability
- CPG 4 Basements and lightwells
- CPG 5 Employment sites and business premises
- CPG 6 Amenity
- CPG 7 Transport
- CPG 8 Planning obligations

During 2016/17 we undertook the following updates to the CPG documents:

- Consultation on the inclusion of the selection of Registered Providers and how payments in lieu of affordable housing are spent took place from 25 February to 07 April 2016.
- The updated CPG2 Housing was adopted on 6 May 2016 to take into account the proposed change relating to Registered Providers but no change was taken forward with regards to spending of payment in lieu.

Following on from the adoption of the Local Plan in July 2017, we have started a review of all the Camden Planning Guidance documents in order to ensure up to date advice and to support the effective delivery of the Local Plan policies. The documents are being updated in two phases and consultation on the first phase, a call for views, was undertaken in May – July 2017. For further details please visit [www.camden.gov.uk/cpg](http://www.camden.gov.uk/cpg)

### **Statement of Community Involvement**

The SCI sets out how the Council involves local people when considering planning applications and preparing our planning policies. The SCI was updated to reflect the impacts of the Council's financial strategy and the opportunities that have arisen from increased electronic working practices. An updated Draft SCI was consulted on for 12 weeks from 28 October to 20 January 2016 and the revised SCI was adopted in July 2016.

### **Current planning documents**

The current statutory development plan for Camden, which forms the starting point our planning decisions consists of the following documents:

- Camden Local Plan – July 2017
- Fitzrovia Area Action Plan - March 2014
- Euston Area Action Plan- January 2015



- Camden Site Allocations – September 2013
- Fortune Green and West Hampstead Neighbourhood Plan - September 2015
- Kentish Town Neighbourhood Plan - September 2016
- Highgate Neighbourhood Plan – September 2017
- The London Plan 2016

In addition, we have produced many other planning policy documents (known as supplementary planning documents or SPD) to provide further guidance on our approach to specific topics, areas or sites. Along with the Core Strategy, Development Policies and London Plan they make up Camden's Development Plan, the group of documents that set out our planning strategy and policies. Our current supplementary planning documents are listed below.

**Other Supplementary Planning Guidance documents**

- Euston Area Planning Framework (April 2009)
- Hawley Wharf Area Planning Framework (February 2009)
- Camden Town Underground Station Planning Brief (October 2007)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)
- Planning Framework for Tottenham Court Road Station and St Giles High Street Area (July 2004)
- Denmark Place Planning Brief (July 2004)
- Planning Brief for 21-31 New Oxford Street (former Post Office Site) (July 2004)

## **Partnership working and Duty to Co-operate**

### **Partnership working**

The Council actively seeks to work in partnership with the Mayor of London/GLA, neighbouring authorities and other stakeholders, particularly where there are clear advantages to delivering planning and regeneration outcomes. A number of planning and policy guidance documents are being prepared through this collaborative approach.

The Euston Area Plan was prepared in partnership with the Greater London Authority and Transport for London and a Euston Station Planning Brief is being prepared in the same manner.

The North London Waste Plan is being prepared by the North London Waste Authorities, comprising Camden, Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest.

The Council continued to work with LB Haringey to support the Highgate Neighbourhood Forum with the Highgate Neighbourhood Plan, which covers areas in Camden and Haringey. Their Plan underwent examination within this monitoring period and has since been adopted. The Council also worked with LB Islington to support the Mount Pleasant Forum and area which covers areas in Camden and Islington, this work included supporting them through an examination of their proposed right to build order.

### **Neighbourhood planning**

Neighbourhood plans are planning documents, prepared by the community, supported by the Council, to influence the future of their area by setting out their vision and general planning policies to shape and direct development in their neighbourhood.

Neighbourhood plans have to be in line with the overall strategic approach in Camden's existing adopted plans and national policy. Once communities interested in neighbourhood planning have both their area and forum designated by the Council they can start the process of preparing a neighbourhood plan for their area.

As of March 2017 there were 11 designated neighbourhood areas and forums and one designated area in the borough, these are:

- Camley Street
- Church Row and Perrins Walk
- Dartmouth Park
- Fitzrovia East (area only)
- Fortune Green and West Hampstead
- Hampstead
- Highgate (also covers part of Haringey)
- Kilburn (also covers part of Brent)
- Kentish Town
- Mount Pleasant (with Islington)
- Redington and Frognal
- Somers Town

The preparation process for a neighbourhood plan includes a 6 week local public consultation carried out by the Neighbourhood Forum; the submission of the neighbourhood plan to the Council for further consultation; an Independent Examination of the neighbourhood plan; and a local referendum.

Camden have adopted ('made') three Neighbourhood Plans, following independent examinations and public referendums:

- Fortune Green and West Hampstead Neighbourhood Plan (September 2015)
- Kentish Town Neighbourhood Plan (September 2016)
- Highgate Neighbourhood Plan (September 2017)

### **Duty to co-operate**

Under the Localism Act 2011, councils are required "to engage, constructively, actively and on an ongoing basis" with neighbouring planning authorities and a list of prescribed bodies in the preparation of development plan and other local development documents concerning matters of strategic significance'. The prescribed bodies include:

- The Environment Agency,
- Historic England,
- Natural England,
- The Mayor of London,
- The Civil Aviation Authority,
- The Homes and Communities Agency,
- NHS (Joint Commissioning Bodies),
- Office of Rail Regulation,
- The Highways Agency,
- Transport for London,
- Integrated Transport Authorities,
- Highways Authorities, and
- The Marine Management Organisation.

(Prescribed in Regulation 4. of the Town and Country Planning (Local Planning) (England) Regulations 2012)

A full auditable record of Duty to Co-operate actions will be maintained and presented at public examinations on all relevant documents. A list of key Duty to Co-operate actions for the reporting year is set out below.

### **Duty to co-operate actions 2016/17**

#### **Local Plan**

Preparing the Local Plan continued throughout this period, building on the initial engagement work. Regulation 19 Consultation on the Submission Draft Plan ran from 8 February – 4 April 2016. All statutory bodies, including the GLA and adjoining authorities, were consulted.

The Local Plan underwent public examination from June 2016 till May 2017 and full details of all the actions undertaken in the preparation of the Local Plan are included

within the 'Duty to co-operate Statement – June 2016' document submitted to the examination. The document can be viewed [here](#) on the Camden website.

The Local Plan was found to have met the duty to co-operate and was found sound in May 2017.

The Council has continued to work constructively and actively with its partners and neighbours on general policy work being undertaken in the Team and feeding into planning policy proposals from the GLA.

Key actions included:

- Meetings with GLA and London Councils to discuss the Strategic Housing Land Availability Assessment (SHLAA) feeding into the London Plan update (November 2016)
- Met with GLA and education providers at Academic Forum to discuss issue of student housing (December 2016)
- Met with Islington to discuss strategic cross boundary matters relating to housing and employment provision (Jan 2017)
- Met with Barnet to discuss key duty to cooperate strategic issues, including housing, employment issues and town centre use issues (March 2017)
- Met with the GLA to discuss general strategic issue arising from their City for all Londoners consultations. (May 2017)
- Officers attended wider south east discussions for housing provision (December 2016)
- Joint meeting with Camden, Corporation of City of London, Westminster and Kensington and Chelsea (June 2017) to key discuss strategic issues.
- Officers regularly attended Association of London Borough Planning Officers (ALBPO) meetings with London authorities to discuss general strategic issues including SHLAA matters, Housing initiatives, brownfield register and London Plan updates

### **North London Waste Plan**

The North London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working together as planning authorities to prepare the North London Waste Plan (NLWP). The boroughs have a duty to co-operate with waste planning authorities (WPAs) where there is a "significant impact" on the area where the waste is received.

During 2016/17 the North London boroughs continued working together on the NLWP, with WPAs who receive 'significant' waste exports from north London and with other prescribed bodies. The North London boroughs regularly attended regional waste planning forums in London and the wider South East.

### **Camden Planning Guidance**

As part of consultations for changes to Camden Planning Guidance in 2016/17:

- emails were sent to all Councillors, statutory consultees and individuals and groups on our planning policy database. This database comprises people who have previously commented on planning policy matters (including Camden Planning Guidance) and other interested parties who have requested email notifications, and

- we consulted with all neighbouring authorities (Barnet, Brent, City of London, Haringey, Islington and Westminster).

### **Neighbourhood Planning**

Although the statutory duty to co-operate does not apply for neighbourhood plans, Camden has a number of designated cross boundary neighbourhood areas and the Council therefore works closely with relevant neighbouring boroughs in providing support and advice to cross boundary forums.

The Highgate Neighbourhood Area covers parts of Camden and Haringey. Camden officers therefore worked closely with colleagues in LB Haringey in meeting statutory requirements in relation to the Highgate Neighbourhood Plan.

In 2016/17 this included the following key stages of the Highgate Neighbourhood Plan:

- Submission consultation (Regulation 16<sup>2</sup>) – September to November 2016
- Independent examination – November 2016 to February 2017

Following the examination, a local referendum on the Highgate Neighbourhood Plan took place on Thursday 6 July 2017 and the Plan was adopted on 20 July 2017.

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<sup>2</sup> Regulation 16 of the [Neighbourhood Planning \(General\) Regulations 2012](#)

## Development Management statistics

In 2016/17 Camden approved 75% of all planning applications. Major developments comprised 1% of all applications.

**Table 1. Planning decisions – all applications 2007/08-2016/17**

Period	Decisions	% of total	Granted	% granted
2007/08	3,357	100%	2,784	83%
2008/09	2,884	100%	2,467	86%
2009/10	2,644	100%	2,278	86%
2010/11	3,320	100%	2,880	87%
2011/12	3,372	100%	2,958	88%
2012/13	3,409	100%	2,843	83%
2013/14	4,019	100%	3,152	78%
2014/15	4,399	100%	3,333	76%
2015/16	4,466	100%	3,288	74%
2016/17	4,544	100%	3,390	75%

Source: Development Management, RPT5, LB Camden

**Table 2. Planning decisions – major applications 2007/08-2016/17**

Period	Decisions	% of total	Granted	% granted
2007/08	30	0.90%	15	50%
2008/09	28	1.00%	19	68%
2009/10	45	1.70%	32	71%
2010/11	68	2.00%	54	79%
2011/12	42	1.20%	32	76%
2012/13	55	1.61%	42	76%
2013/14	59	1.47%	35	59%
2014/15	70	1.59%	61	87%
2015/16	41	0.92%	37	90%
2016/17	49	1.08%	41	84%

Source: Development Management, RPT5, LB Camden

**Table 3. Planning decisions – minor applications 2007/08-2016/17**

<b>Period</b>	<b>Decisions</b>	<b>% of total</b>	<b>Granted</b>	<b>% granted</b>
2007/08	907	27%	708	78%
2008/09	777	27%	649	84%
2009/10	868	33%	751	87%
2010/11	1,383	42%	1,187	86%
2011/12	1,459	43%	1,247	85%
2012/13	1,527	45%	1,230	81%
2013/14	1,511	38%	1,142	76%
2014/15	1,640	37%	1,167	71%
2015/16	1,717	38%	1,186	69%
2016/17	1,747	38%	1,205	69%

Source: Development Management, RPT5, LB Camden

**Table 4. Planning decisions – other applications 2007/08-2016/17**

<b>Period</b>	<b>Decisions</b>	<b>% of total</b>	<b>Granted</b>	<b>% granted</b>
2007/08	2,420	72%	2,061	85%
2008/09	2,079	72%	1,799	87%
2009/10	1,731	65%	1,495	86%
2010/11	1,869	56%	1,639	88%
2011/12	1,871	55%	1,679	90%
2012/13	1,827	54%	1,571	86%
2013/14	2,449	61%	1,975	81%
2014/15	2,689	61%	2,105	78%
2015/16	2,708	61%	2,065	76%
2016/17	2,748	60%	2,144	78%

Source: Development Management, RPT5, LB Camden

## Monitoring indicators by policy

**Table 5. List of monitoring indicators relevant for each policy**

POLICY	INDICATORS
<b>1 Location and management of Camden's growth</b>	
CS1 Distribution of Growth:	2, 14, 15
CS2 Growth areas:	13, 14, 19, 20
CS3 Other highly accessible areas:	13, 18, 19, 20
CS4 Areas of more limited change:	13
CS5 Managing the impact of growth and development:	13, 18
DP1 Mixed use development:	No indicator
<b>2 Meeting Camden's needs Providing homes, jobs and facilities</b>	
CS6 Providing quality homes:	1, 8, 9
CS7 Promoting Camden's centres and shops:	18, 19, 20
CS8 Promoting a successful and inclusive Camden economy:	13, 14, 15, 16, 17
CS9 Achieving a successful Central London:	13, 18, 19, 20
CS10 Supporting community services and facilities:	39
CS11 Providing sustainable and efficient travel:	31, 32, 33
CS12 Sites for gypsies and travellers:	10
DP2 Making full use of Camden's capacity for housing:	9
DP3 Contributions to the supply of affordable housing:	1, 8
DP4 Preventing the loss of affordable housing:	1, 8
DP5 Homes of different sizes:	8
DP6 Lifetime homes and wheelchair homes:	11
DP7 Sheltered housing and care homes for older people:	No indicator
DP8 Homeless people, vulnerable people and hostels:	No indicator
DP9 Student Housing, bedsits and other housing with shared facilities:	1, 7
DP10 Helping and promoting small and independent shops:	No indicator
DP11 Markets:	No indicator
DP12 Managing the impact of food, drink, entertainment and other town centre uses:	18, 19, 20
DP13 Employment sites and premises:	13, 14, 15, 16, 17



DP14 Tourism development and visitor accommodation:	21
DP15 Community and leisure uses:	39
DP16 Transport implications of development:	33, 34
DP17 Walking, cycling and public transport:	31
DP18 Parking standards and limiting the availability of car parking:	32, 33
DP19 Managing the impact of parking:	No indicator
DP20 Movement of goods:	No indicator
DP21 Development connecting to the highway network:	No indicator
<b>3 A sustainable and attractive Camden Tackling climate change and improving and protecting Camden's environment and quality of life</b>	
CS13 Tackling climate change through promoting higher environmental standards:	22, 23, 24, 25, 33
CS14 Promoting high quality places and conserving our heritage:	12
CS15 Improving and protecting our parks and open spaces and encouraging biodiversity:	26, 27
CS16 Improving Camden's health and wellbeing:	25
CS17 Making Camden a safer place:	12
CS18 Dealing with our waste and encouraging recycling:	28, 29
CS19 Delivering and monitoring the Core Strategy:	39
DP22 Promoting sustainable design and construction:	22, 23.
DP23 Water:	24, 36, 36.
<b>4 Improving and protecting our environment and quality of life</b>	
DP24 Securing high quality design:	12
DP25 Conserving Camden's heritage:	34
DP26 Managing the impact of development on occupiers and neighbours:	No indicator
DP27 Basements and lightwells:	24, 36, 37
DP28 Noise and vibration:	No indicator
DP29 Improving access:	11
DP30 Shopfronts:	No indicator
DP31 Provision of, and improvements to, open space, sport and recreation:	26, 27
DP32 Clear Zone and air quality:	25

## Housing

- 1.1. The Council's planning policy documents seek to make full use of Camden's capacity for housing to establish a supply that reflects demand and provides a broad range of homes, with particular emphasis on securing affordable housing. In addition to meeting or exceeding Camden's housing targets, the Council seeks to ensure that new homes are built to a high standard and provide well-designed accommodation that meets the needs of a range of occupiers.
- 1.2. The following housing indicators seek to monitor past and projected housing delivery against our housing targets.

### 2. Housing trajectory

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	See housing trajectory
TARGET MET	Yes
RELATED POLICIES	CS1 Distribution of Growth, DP2 - Making full use of Camden's capacity for housing, DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

### 3. Net additional dwellings – in previous years

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	London Plan housing target for the preceding 5 years
TARGET MET	Yes
RELATED POLICIES	DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

### 4. Net additional dwellings – for the reporting year

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	1,120 net additional homes (including conventional homes and non-self contained homes)
TARGET MET	Target met. (1,208 self-contained homes, 199 non-self-contained homes completed - also an additional 150 homes become long-term vacant). Please see para 6.1 for further details
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

## 5. Net additional dwellings – in future years (including five-year housing land supply)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	6,650 homes between 2011 and 2021 (LP 2011 target) 8,892 homes between 2015 and 2025 (LP 2015 target) 11,200 homes between 2016 and 2026 (Local Plan target)
TARGET MET	On course to meet these targets
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

## 6. Managed delivery target

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To keep the annual managed delivery requirement below the annual housing target set by the London Plan
TARGET MET	On course to meet overall target.
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 6.1. The housing indicators above (indicators 2 to 6) are included in the Council's housing trajectory which is presented in Table 6 and Figure 1 below. The Council produces and updates a housing trajectory each year as part of the Authority Monitoring Report. It shows how sites are expected to come forward to deliver self-contained homes over the next 15 years, and measures Camden's anticipated performance against our monitoring target for additional homes. The housing trajectory relates to the creation of conventional self-contained homes and non-self contained dwellings through the planning process. The 2011 London Plan annual target for 2011 - 2021 was 665 homes (500 conventional self-contained and 165 non-self contained). This target was later updated by the Further Alterations to the London Plan adopted in March 2015 to an annual monitoring target of 889 homes between 2015/16 and 2024/25, made up of 742 self-contained homes, 116 non-self-contained homes and 32 long term vacant homes returning to use. With the adoption of the Camden Local Plan the borough monitoring target is 1,120 homes per year between 1 April 2016 and 31 March 2026. During 2016/17, there was a net increase of 1,257 homes (1,208 additional conventional self-contained homes, gain of 199 non-self contained homes but an increase in the number of long term vacant homes by 150), exceeding the Local Plan and London Plan targets.
- 6.2. Table 6 below shows Camden's housing target for the year of assessment. Figure 1 shows the housing provided in Camden up to 2016/17 and gives a projection of likely future provision set against the Local Plan housing targets. The bottom chart on Figure 1 shows that after taking into account

delivery within the last five years Camden is on target to meet and exceed its Local Plan target before the end of the Local Plan period 2016/17 – 2030/31.

**Table 6. Local Plan Housing Provision Annual Target and 2016/17 Completions**

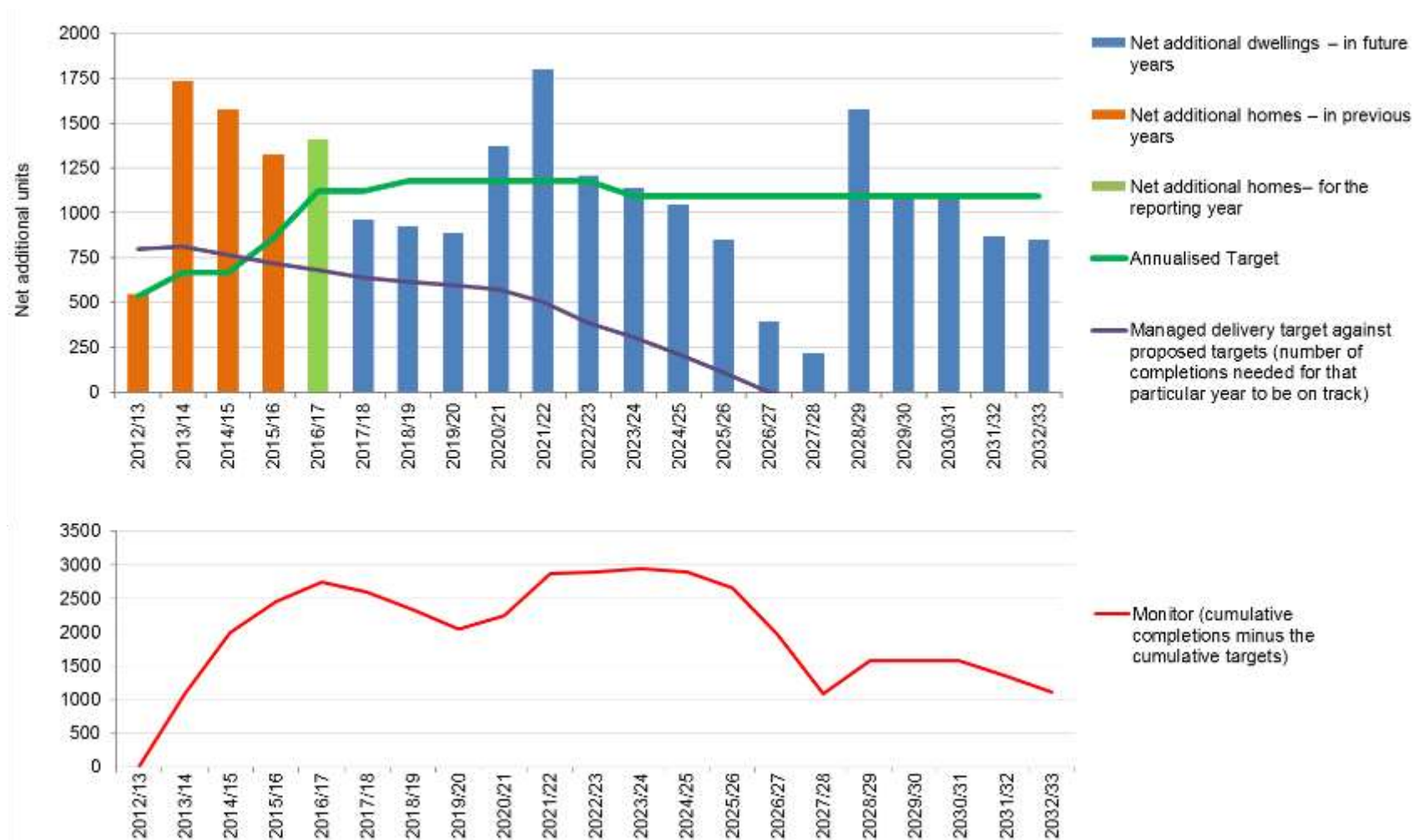
<b>Plan Period</b>	<b>Local Plan Target</b>	<b>2016/17 Camden Provision</b>
Self-contained homes	1,120	1,208
Non-self contained household spaces (e.g. Halls of residence, hostels)		199
Vacant homes returning to use		-150
<b>Total</b>	<b>1,120</b>	<b>1,257</b>

Source: Strategic Planning and Implementation team, LB Camden

**Table 7. Camden's Housing Trajectory 2017 (Summary)**

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Net additional self-contained dwellings – in previous years	591	553	508	955	1208																
Net additional student accommodation – completions	0	1205	1054	498	248																
Net additional hostel bedrooms - completions	-44	-21	16	-130	-49																
Allocated and other significant sites						212	439	377	701	924	488	359	274	80	0	47	1383	900	895	675	655
Local authority delivery sites (not covered above)						301	34	66	223	423	200	260	250	250	200						
Kentish Town Regis Road Growth Area											325	325	325	325							
Permissions (dwellings) 10+ net gain						360	360	360	360	359											
Permissions (dwellings) 9 or less net						136	136	136	136	137											
Permissions (student accommodation)						53	53	52	52	52											
Permissions (hostel bedrooms)						-100	-100	-100	-100	-99											
Windfall Projection (small sites)											195	195	195	195	195	195	195	195	195	195	195
Net additional homes – in future years						<b>962</b>	<b>922</b>	<b>891</b>	<b>1372</b>	<b>1796</b>	<b>1208</b>	<b>1139</b>	<b>1044</b>	<b>850</b>	<b>395</b>	<b>242</b>	<b>1578</b>	<b>1095</b>	<b>1090</b>	<b>870</b>	<b>850</b>
Housing Target	537	665	665	857	1120	1120	1176	1176	1176	1176	1176	1092	1092	1092	Up to	1092	1092	1092	1092	1092	1092
Cumulative Housing Target	537	1202	1867	2724	3844	4964	6140	7316	8492	9668	10844	11936	13028	14120	15212	16304	17396	18488	19580	20672	21764
Cumulative Completions	547	2284	3862	5185	6592	7554	8476	9551	10739	11837	12930	14069	15113	16053	16573	16903	18481	19576	20666	21536	22386
Monitor (cumulative completions minus the cumulative targets)	10	1082	1995	2461	2748	2590	2336	2235	2247	2169	2086	2133	2085	1933	1361	599	1085	1088	1086	864	622
Managed delivery target (no of completions needed to be on track)	800	813	764	719	683	638	616	595	558	505	451	387	303	211	107	38	-21	-420	-925	-1933	-4736

**Figure 1. Camden's Housing Trajectory for self-contained homes, student accommodation and hostels includes windfall assumptions for self-contained only and excludes reduction in the number of long term vacant homes)**



### Five Year Housing Land Supply

- 6.3. The National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 6.4. Camden's five-year land supply has been included in our housing trajectory above. To inform and underpin Camden's five-year housing land supply the Council has undertaken the following tasks:
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented;
  - assessed land availability by identifying buildings or areas of land that have development potential for housing, including those within mixed use developments, and the potential level of housing that can be provided on identified land;
  - evaluated past trends in 'windfall' land coming forward for development and estimated the likely future implementation rate;
  - identified constraints and issues that might make a particular site unavailable, unviable or unsuitable for development.
- 6.5. We estimate that the amount of windfall housing will remain relatively constant throughout the Local Plan period 2016/17 – 2030/31 (although this will be annually reassessed through the housing trajectory), while the proportion of dwellings built on identified sites will fluctuate.
- 6.6. We have identified sites that have the potential to deliver housing during the next 5 years, following the government's assessment criteria. Potential sites include sites that have planning permission (outline or a full planning permission that has not been implemented), sites in the [Site Allocations Development Plan](#), the [Fizrovia Area Action Plan](#), the [Euston Area Plan](#), the Council's Community Investment Programme and any other deliverable site that have the potential to make a significant contribution to housing delivery during the 5 year period. It should be noted that the number of homes anticipated on an Allocated Site is based on a very broad estimate about capacity also taking into account any planning permission on the site and should not be taken as an indication that this is the number of homes which will be permitted as part of future planning applications.
- 6.7. Taking into account all of the sources mentioned above, Camden's five-year supply (2018/19 – 2022/23) of deliverable sites for housing amounts to 6,189 homes (or circa 1,238 homes per year). This exceeds our target of 1,120 homes for the period in the adopted Camden Local Plan and the adjusted target of 1,176 homes for the period (with a 5% buffer). Table 8 outlines the proposed sites that Camden expects to be developed in the next five years. 'Permissions' refer to unallocated sites that had planning permission or prior approval (see paragraph 12.4) at the end of March 2017. These include 49 sites that each provide 10 or more additional homes and have been assessed as deliverable: 27 these are already under

construction. Sites with permission for 10 or more additional homes are expected to deliver 1,799 net additional homes in total. Just over 8% of those homes are expected to be delivered by schemes that have prior approval under permitted development rights.

- 6.8. With regards to self-contained homes, the majority of the schemes propose nine or fewer homes. The number of sites providing nine or fewer self-contained dwellings represent over 93% of the number of existing schemes (630 schemes out of 679 total schemes). It would not be feasible to predict delivery dates for so many individual sites at that scale. Therefore, to calculate the number of homes deliverable, we applied the past ratio of completions to permissions for small sites (70%) to current small-site permissions. We therefore expect that sites with permission for 9 or fewer net additional homes will deliver 681 homes in total or around 136 homes a year between 2017/18 and 2021/22.
- 6.9. The overall number of permitted homes which are assessed as deliverable between 2017/18 and 2021/22 (excluding allocated sites) is 2,480.
- 6.10. Due to Camden's central London location the Council expects a certain amount of housing to come forward as windfalls every year. For the first five years of the period starting from 1st April 2017 we use the above information to predict housing delivery. For the remainder of the 15 year housing trajectory we also include windfall assumptions of 195 homes a year. This figure is based on delivery of housing schemes providing less than 10 additional homes between 2007/08 and 2016/17.



**Table 8. Five year housing delivery 2018/19 – 2022/23**

Address	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Middlesex Hospital Annex, Cleveland St WC1					58	58
Arthur Stanley House, 44-50 Tottenham St, W1	12					12
Astor College, 99 Charlotte Street (student bedrooms)			60			60
Asta house, 55-65 Whitfield Street		55				55
Hawley Wharf, Water Lane and 39-45 Kentish Town Rd.	64	64				128
Bangor Wharf, Georgiana Street			36			36
Camden Goods Yard Chalk Farm Road NW1 8EH				573		573
Former Nurses Hostel, 29 New End		17				17
Phoenix Place WC1			115	115	115	345
Royal Mail Sorting Office, 21-31 New Oxford St WC1	21					21
St Giles Circus/Denmark Place (inc 126-40 Charing Cross Rd) WC2H	88					88
Land Bound by New Oxford Street, Museum Street and West				11		11
19-37 Highgate Road, Day Centre, former Lensham House (A&A Storage) 25 and 37 Greenwood Place			42			42
Belsize Road Car Park ( as part of Abbey Area)		141				141
277a Grays Inn Road	54					54
Kings Cross Railway Lands	200	100	100	100	100	600
24-58 Royal College St (Parcel Forcc)				90	85	175
24-58 Royal College St (Parcel Force) (student bedrooms)				30	35	65
100 Avenue Road, Swiss Cottage			184			184
156 West End Lane NW6 (West End Lane 2)			164			164
O2 Car Park					100	100
Total allocated and other significant sites identified above	439	377	701	924	488	2,929
Additional Local Authority sites	34	66	223	423	200	946
Kentish Town Regis Road Growth Area (initial estimates)					325	325
Permissions (dwellings) 10 or more net gain schemes	360	360	360	359	0	1439
Permissions (dwellings) 9 or less net gain schemes	136	136	136	137		545
Permissions (student accommodation not covered above)	53	52	52	52	0	209
Permissions (hostel bedrooms)	-100	-100	-100	-99	0	-399
Windfall projection (small sites)	0	0	0	0	195	195
<b>Total net additional homes - in future years</b>	<b>922</b>	<b>891</b>	<b>1,372</b>	<b>1,796</b>	<b>1,208</b>	<b>6,189</b>
Local Plan target with 5% buffer	1,176	1,176	1,176	1,176	1,176	<b>5,880</b>
Actual target 1,120	1,120	1,120	1,120	1,120	1,120	<b>5,600</b>

Source: Sites Development Team, Strategic Planning and Implementation team, LB Camden.

NB figures for individual sites are estimates and should not be interpreted as the maximum reasonable provision of housing – see paragraph 6.11 for more information.

- 6.11. Camden's development plan indicates that the Council regards housing as the priority land-use of the plan and that the Council expects the maximum appropriate contribution to housing on sites that are underused or vacant. Housing figures for sites in Table 8 above reflect the planning permission where one is in place, and otherwise are based on a broad estimate having regard to London Plan Table 3.2 (density matrix) and other potential uses on the site. They should not be interpreted as detailed assessments of the maximum appropriate contribution to housing for each site.
- 6.12. The Council is also aware of other sites and schemes through pre application discussions which may make additional contributions to the Council's five-year housing land supply 2018/19 to 2022/23. These sites will be added to the five-year land supply when they are re assessed as deliverable during that period.

## 7. Affordable housing completions

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	50% of the borough-wide target for additional self-contained homes is provided as affordable housing
TARGET MET	No
RELATED POLICIES	CS6 - Providing quality homes DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 7.1. The Council's Local Plan was adopted on 3 July 2017. However, since the Authority Monitoring Report is analysing the period between 1 April 2016 and 31<sup>st</sup> March 2017 we will be monitoring the Core Strategy and the Development Policies in this report.
- 7.2. The Core Strategy and Development Policies documents (2010) introduced a sliding scale approach to affordable housing whereby requiring a varying percentage of self-contained homes to be affordable depending on the size of the housing scheme i.e. 10% of 10 homes, 20% of 20 homes, and 50% of 50 or more of additional homes.
- 7.3. Policy DP3 in Camden Development Policies expected residential developments providing 10 or more self-contained homes to make a contribution to the supply of affordable housing. The Council negotiated on the basis of a target of 50% affordable housing for each development. In considering the amount of affordable housing sought in new developments the Council considers a number of factors including character and size of the site, other priority planning objectives for the site and the financial viability of the development (refer to policy DP3 in Camden Development Policies for more detail).
- 7.4. Delivery of housing and the overall proportion of completed affordable housing can show significant swings from one year to another as illustrated in Table 9 and Figure 2, below. The fluctuations are due to different number and size of schemes brought forward by the developers each year. In 2016/17, 141 net affordable dwellings were completed, 12% of all net additional self-contained homes completed in the Borough.
- 7.5. The number of completed affordable homes is closely linked to the size of the completed schemes. For example, during 2016/17 total of 139 housing schemes were completed 111 of which were below the affordable housing threshold. Total of 216 net additional homes, close to one fifth of all completed homes, were completed from these smaller schemes. If we exclude these small schemes which are below the threshold for providing affordable housing, the proportion of housing delivered that is affordable for 2016/17 increases to 14%.
- 7.6. More importantly during the monitoring year significant number of completed homes were from schemes where affordable housing requirements did not apply, i.e. schemes granted under permitted development rights and certificate of existing lawful use schemes where the

Council cannot apply its affordable housing policies. According to our records during the reporting period 482 net additional homes were completed from these schemes 439 of which were from schemes where affordable housing policies would have otherwise applied. If we exclude these schemes from our calculations we can conclude that the proportion of affordable housing completed within those schemes where our affordable housing policies have applied was 25%.

- 7.7. Furthermore, high land values in Camden affect financial viability so it is often difficult to secure the full percentage of affordable housing sought by policy. In order to address any shortfall, the Council negotiates affordable housing contributions in lieu of affordable homes not provided as part of a scheme. During 2016/17, £11.7m of affordable housing contributions were received by the Council.

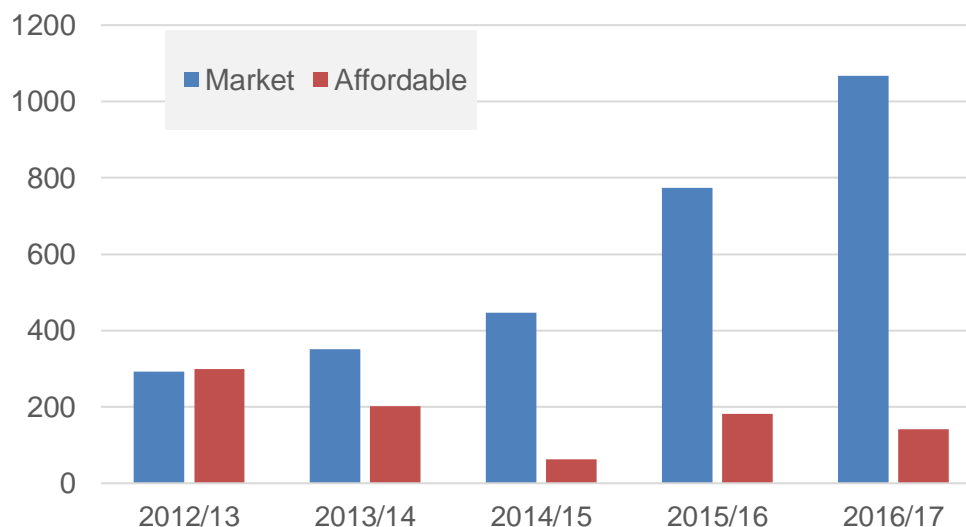
**Table 9. Affordable Housing completed, 2012/13 to 2016/17**

Financial Year	Total number of completed self-contained homes		Affordable Housing Completed		Financial contribution in lieu of affordable housing received
	Gross*	Net	Gross	Net	
2012/13	832	591	377 (45%)	299 (51%)	Not available
2013/14	764	553	203 (27%)	202 (37%)	£6.7m
2014/15	658	508	82 (12%)	62 (12%)	£1.8m
2015/16	1,115	955	206 (18%)	182 (19%)	£16.1m
2016/17	1,308	1,208	150 (11%)	141 (12%)	£11.7m

Source: London Development Database

\* Gross figures only consider what has been built, whereas the net figures take into account the number of homes lost through demolition or conversion as part of the development.

**Figure 2. Net additional market and affordable housing completed (2012/13 – 2016/17)**



Source: London Development Database

- 7.8. Affordable housing is generally sought from schemes that produce 10 or more additional dwellings. As a result, 89% of all affordable homes completed were in schemes of 10 dwellings or more. This is in contrast to the profile of total number of schemes completed overall in Camden, in which 80% of the schemes provided 10 dwellings or less.
- 7.9. According to our records, during 2016/17, 25% of all permitted homes assessed as part of planning applications (excluding prior approvals – see paragraph 12.4) were affordable (299 out of 1,212 homes).

## 8. Completed non-self contained homes by type (student accommodation and hostels)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 165 non-self contained homes in the reporting year
TARGET MET	Yes. Recorded gain of 199 bedrooms
RELATED POLICIES	DP9 Student Housing, bedsits and other housing with shared facilities

- 8.1. The London Strategic Housing Land Availability Assessment (SHLAA) 2009 identified that Camden had a capacity for achieving 165 non-self contained dwellings per year between 2011 and 2021 (25% of the overall target for housing delivery). This study was later updated by the 2014 study which identified capacity of 115 bedrooms between 2015 and 2025. This study classifies non-self contained dwellings as development of residential premises that do not fall within planning use class C3 (dwelling houses).
- 8.2. From 1 April 2012 to 31 March 2017 the Council recorded 2,777 additional non-self contained housing units in Camden, mostly from student

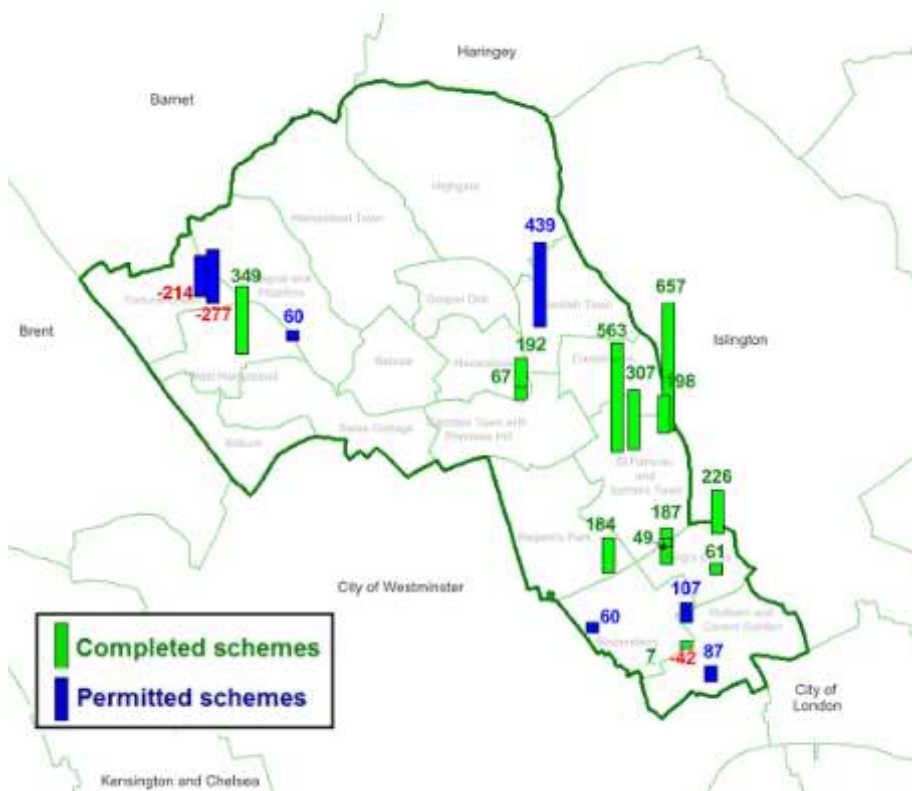
accommodation. During the same period there was an overall net loss of 530 hostel bedrooms, a net loss of 42 care home bedrooms and gain of 3,005 student bedrooms. During 2016/17, a net total of 199 bedrooms (gain of 248 additional student bedrooms and loss of 49 hostel and care home bedrooms) were completed in the borough, exceeding the 165 non-self contained housing figure from the SHLAA.

- 8.3. The distribution of completed and pipeline<sup>3</sup> of permitted student accommodation schemes is shown in Figure 3 below. As of 1<sup>st</sup> April 2017 the pipeline of non-self-contained housing bedrooms was as follows:

**Table 10. Pipeline of non-self-contained housing units**

	Pipeline
Student bedrooms	202
Care home bedrooms	-42
Hostel bedrooms	-438
<b>Total bedrooms</b>	<b>-236</b>

**Figure 3. Geographical distribution of completed and permitted Student Accommodation schemes (2012/2017)**



Source: London Development Database

<sup>3</sup> Pipeline refers to permitted schemes which were either under construction or waiting to be implemented as at 1<sup>st</sup> April 2017.

## 9. Mix of dwelling sizes in developments

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To secure a range of housing types to meet housing needs
TARGET MET	Yes
RELATED POLICIES	DP5 Homes of different sizes

- 9.1. Camden's Housing Needs Survey identified needs for a range of housing to cater for the population of the borough. The Council aims to secure a range of suitable housing types, as well as a range of tenures. Policy DP5 in Camden Development Policies states that Camden "will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes" and sets out a Dwelling Size Priorities Table (republished in this report in Table 13 below). The Council aims for at least 50% of social rented dwellings and 10% of intermediate affordable dwellings to be large homes with 3-bedrooms or more, and for at least 40% of market housing to contain 2-bedrooms.
- 9.2. Table below shows that 36% of all self-contained homes completed in 2016/17 had one-bedroom, 41% had two bedrooms, 10% had three bedrooms and 3% had four or more bedrooms. Overall there is a varied mix of housing sizes across all tenures. In recent years there has been an increase in the number of smaller units and this is partly due to the number of prior approvals granted under permitted development rights (about 76% of completed one-beds homes) completing in the financial year. (Please see paragraphs 12.4 to 12.9 for further details.)

**Table 11. Mix of dwelling sizes**

	studio	1-bed	2-bed	3-bed	4-bed	5+bed
2012/13	2%	36%	36%	17%	6%	2%
2013/14	5%	34%	39%	16%	4%	2%
2014/15	5%	29%	39%	16%	7%	4%
2015/16	10%	30%	35%	17%	5%	2%
2016/17	10%	36%	41%	10%	2%	1%

Source: London Development Database

- 9.3. According to our records, during 2016/17, 17% of completed social rented homes had one bedroom, 20% had two bedrooms, 61% had three bedrooms and 13% had four or more bedrooms. Please see table below for further details.

**Table 12. Mix of dwelling sizes by tenure**

	<b>Studio</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>	<b>5+bed</b>	<b>Total by tenure</b>
<b>Affordable Rent</b>	0%	31%	64%	6%	0%	0%	100%
<b>Social Rented</b>	0%	7%	20%	61%	13%	0%	100%
<b>Intermediate</b>	0%	64%	36%	0%	0%	0%	100%
<b>Market</b>	11%	36%	41%	8%	2%	1%	100%

Source: London Development Database

- 9.4. During 2016/17 the actual proportion of completed social rented large homes (three bedrooms or more) were within the guidance set out in the priorities table (see Table 12 below). During 2016/17, all of the completed intermediate homes consisted of one and two bedroom units. During the same period 41% of all market housing contained 2-bedrooms.

**Table 13. Dwelling Size Priorities Table**

	<b>1- bedroom (or studio)</b>	<b>2- bedroom</b>	<b>3- bedrooms</b>	<b>4- bedroom or more</b>	<b>Aim</b>	<b>2016/17 completions</b>
<b>Social Rented</b>	lower	medium	high	very high	50% large	<b>74% large</b>
<b>Intermediate affordable</b>	medium	high	high	high	10% large	<b>0% large</b>
<b>Market</b>	lower	very high	medium	medium	40% 2-bed	<b>36% 2-bed</b>

Source: Local Development Framework and London Development Database

## 10. Vacant dwellings

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Reduction in the number of dwellings which are vacant for more than 6 months
TARGET MET	No
RELATED POLICIES	London Plan target

- 10.1. According to Council tax records, as at 31 March 2017 there were 1,375 properties of all tenures in Camden that had been vacant for more than 6 months. This represents an increase of 150 long term vacant dwellings over the year. These figures exclude second homes and uninhabitable dwellings.

**Table 14. Number of dwellings vacant for more than 6 months**

Date	Dwellings
01/04/2013	1,139
01/04/2014	1,246
01/04/2015	1,305
01/04/2016	1,225
01/04/2017	1,375

Source: Camden Council tax records

**11. Net additional Gypsy and Traveller pitches**

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	No net loss of gypsy traveller sites
TARGET MET	Yes
RELATED POLICIES	CS12 Sites for Gypsies and Travellers

- 11.1. There are two permanent socially rented gypsy and travelling showpeople sites in the borough with planning permission providing five pitches. These sites (105 Camden Street – 4 pitches and 96 Castlehaven Road – 1 pitch) are managed by Camden Council. In addition, there is a privately owned site for travelling show people at the Vale of Health. In 2016/17 there was no loss of gypsy accommodation in the borough.

**12. Number and proportion of completed wheelchair homes**

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	All new housing to meet Lifetime Homes standards and be 10% wheelchair housing
TARGET MET	No for Lifetime Homes criteria Yes for wheelchair housing
RELATED POLICIES	DP6 Lifetime homes and wheelchair homes DP29 Improving access

- 12.1. Camden recognises that housing should be built to be accessible to everyone, regardless of their ease of mobility. Therefore, policy DP6 in Camden Development Policies seeks for all housing development to meet Lifetime Homes standard and for 10% of homes developed to either meet wheelchair housing standards or be easily adaptable to meet them.
- 12.2. In October 2015 accessible housing standards were introduced within Part M Volume 1 of the Building Regulations. The Council, until the adoption of the Local Plan in July 2017, required all new residential development (new build) to meet M4(2) (broadly equivalent to Lifetime Homes) and 10% of all new build major residential units to meet Part M4 (3) for wheelchair



adaptable dwellings. If the Council is responsible for nominations, i.e. social and affordable rented homes, then homes that are Part M4 (3) wheelchair accessible are required. Compliance with Part M4(2) or Part M4(3) is a condition of relevant planning permissions.

- 12.3. During 2016/17, a total of 704 out of 738 new build homes that were permitted in the borough included a condition of planning permission relating to the provision of M4(2) or M4(3) compliant dwellings (95%). During the same period, 71 out of 704 homes proposed to comply with M4(3) for wheelchair user dwellings (accessible or adaptable) (10%).

### **Permitted development change of use from office to residential**

- 12.4. In May 2013 the government introduced a right to convert offices into homes without the need to apply for a planning permission. This right applied to all office premises in Camden outside of the Central Activities Zone (CAZ). Applicants seeking to convert premises in office use into residential ask the Council whether a 'prior approval' is needed for the permitted change of use. In receipt of the prior approval application, the Council then decides whether the proposed change of use requires prior approval from the Council and if it does whether to approve or dismiss the application.
- 12.5. Between 30 May 2013 and 31 March 2017 Camden Council received a total of 250 prior approval applications under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and under Class O of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015. About 61% of the prior approval applications determined were approved.
- 12.6. At the end of March 2017, the Council recorded the following:
  - 152 were granted approval,
  - 38 were refused (2 appealed)
  - 59 were withdrawn
  - 1 application did not require prior approval
- 12.7. The overall impact of the approved developments would be loss of circa 68,488 sqm of office floorspace making way for up to 950 self-contained homes. Please note that we have identified multiple applications for certain sites which creates uncertainties in the predicted number of homes. These proposed housing figures are included in the housing trajectory. Housing completions and permissions that arise through the prior approvals process are included in our figures for net additional housing in past years, the current year, and future years (the housing trajectory) – see sections 2 to 6 above.
- 12.8. In October 2015 the Council made Article 4 Directions to restrict this right for large parts of the borough where it was considered expedient on planning grounds. The Article 4 Directions came into force on 19th October 2015 and were subsequently modified by the Secretary of State on the 5th November 2015. The areas subject to the modified Direction can be viewed on the Council's webpages ([www.camden.gov.uk/officetoresidential](http://www.camden.gov.uk/officetoresidential)).
- 12.9. During 2016/17, seven prior approvals applications were approved, four refused and five were withdrawn. If all of the approved prior approvals are implemented Camden could gain 10 homes and lose 626 sqm of office floorspace. According to our records 549 homes were completed as a result of prior approval from B1a office to C3 residential use (1 in 2013/14, 29 in 2014/15, 107 in 2015/16 and 412 in 2016/17).

### 13. Housing Quality – Building for Life Assessments

OBJECTIVE	To show the level of quality in new housing development
TARGET	Majority of assessed developments scoring 9 'greens' (capable of being awarded Building for Life accreditation).
TARGET MET	Yes
RELATED POLICIES	<u>Core Strategy</u> CS6 Providing quality homes CS11 Promoting sustainable and efficient travel CS13 Tackling climate change through promoting higher environmental standards CS14 Promoting high quality places and conserving our heritage CS17 Making Camden a safer place <u>Development Policies</u> DP15 Community and leisure uses DP17 Walking cycling and public transport DP18 Parking standards and limiting the availability of car parking DP22 Promoting sustainable design and construction DP24 Securing high quality design

- 13.1. Building for Life 12 is a government endorsed industry standard for well designed homes and neighbourhoods. Building for Life 12 (BfL12) was developed by Cabe at the Design Council, Design for Homes and the Home Builders Federation, supported by Nottingham Trent University.
- 13.2. Local authorities are encouraged to use BfL12 to guide discussions about creating good places to live and it is also designed to help local planning authorities assess the quality of proposed and completed developments. Building for Life 12 focuses on schemes between 25 to 50 homes per hectare which generally are located in suburban or rural locations. So the standard can be used in urban locations six of the twelve questions now have an alternative prompt to suit urban situations.
- 13.3. BfL12 has a traffic light system, where schemes can be scored red, amber or green on each of the criteria. Developments that achieve 9 green are eligible for Built for Life accreditation. Our latest analysis covers the schemes completed in 2015/16. Camden undertook 7 informal Building for Life assessments, which covers all but one all major residential scheme completed in 2015/16. Two schemes scored 11 green, 3 schemes scored 10 green, with the remaining scoring 6 green and 4 green. From these 7 schemes the majority of units (346 units or 88% of the total) were completed in schemes that achieved eligibility for Built for Life accreditation

(scoring more than 9 green in the assessment). The results are set out in Table 15 below.

**Table 15. Building for life assessments 2015/16**

	Integrating into the neighbourhood				Creating a place				Street and home					
	1	2	3	4	5	6	7	8	9	10	11	12		
Scheme	Connections	Facilities and services	Public transport	Meeting local housing requirements	Character	Working with the site and its context	Creating well defined streets and spaces	Easy to find your way around	Active streets	Cycle and car parking	Shared spaces	Private amenity and storage	Number of green	Eligible for Built for Life accreditation
30 Camden Street and 67-72 Plender Street 2013/1969/P (Phase 1)	G	G	G	G	G	G	G	A	G	G	A	G	10	Yes
Kings Cross Central - Main site Development Zone P1 2012/4741/P	G	G	G	G	G	G	G	A	G	G	G	A	10	Yes
Land North of St Edmund's Terrace 2011/5977/P	G	A	A	R	G	A	G	G	A	G	A	G	6	No
59-61 Oak Grove, London, NW2 3LS 2014/1029/P	G	G	G	G	G	A	G	G	G	G	A	G	10	Yes
73 - 75 Charlotte Street, 34-38 Tottenham Street and 4 Tottenham Mews 2012/2045/P	G	G	G	G	G	G	G	G	G	G	G	A	11	Yes
47 Allcroft Road 2014/1317/P	G	G	G	G	G	G	G	A	G	G	G	G	11	Yes
368-372 Finchley Road 2012/1822/P	A	G	G	A	A	A	A	G	A	R	A	G	4	No

Source: LB Camden

## Employment

### 14. Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace to meet demand.
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

#### B1 business floorspace

- 14.1. The B1 business use class includes offices B1(a), research and development B1(b), and light industrial uses B1(c).
- 14.2. In 2016/17 a total of 44,438 sqm of B1 floorspace was completed and 72,343 sqm was lost resulting in a net loss of 27,905 sqm. Of the schemes completed in 2016/17 a total of 74 resulted in a loss of B1 and 23 resulted in a gain.
- 14.3. The vast majority of this change was in B1(a) office use class and permitted development rights allowing change of use of office premises into C3 residential without the need for a planning permission resulted in the loss of 30,000 sqm of office floorspace. There was only one scheme involving change in B1(b) research and development use in the 2016/17.
- 14.4. In 2016/17 there were 3 schemes which resulted in a change of B1(c) light industrial floorspace. One of these schemes resulted in gain and 2 resulted in loss of B1(c) floorspace, with a net loss of 752 sqm of B1(c) overall in that year.
- 14.5. Trends in B1 floorspace vary year by year however and overall the last 7 years have seen a loss in B1 floorspace of approximately 10,197 sqm (see Figure 4 below).

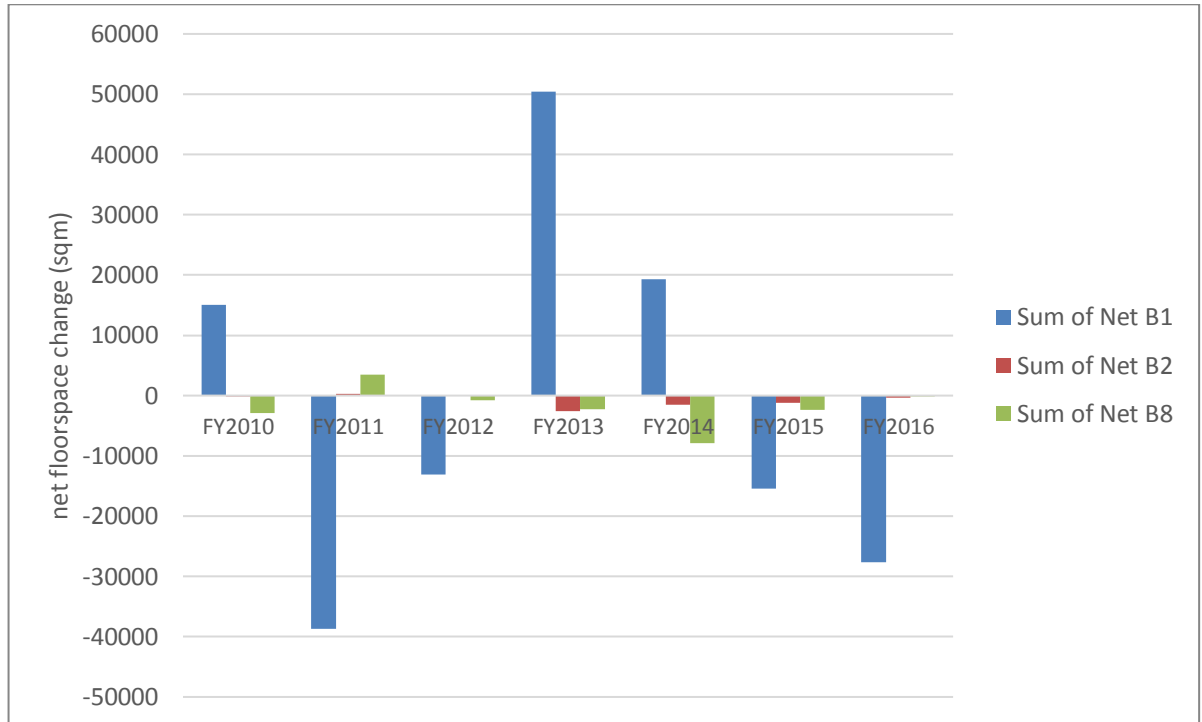
#### B2 general industrial floorspace

- 14.6. There was one scheme completed in 2016/17 which resulted in change to B2 general industrial floorspace:
- Redevelopment of low scale industrial buildings (390 sqm) and open yard/parking areas to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space. 2011/6129/P – 187-189 West End Lane.

### B8 storage and warehousing floorspace

- 14.7. There was one scheme completed in 2016/17 which resulted in a redevelopment of B8 (storage and warehousing) floorspace which involved a net loss of 175 sqm of warehouse use.

**Figure 4. Change in employment floorspace chart (7 years)**



Source: London Development Database

- 14.8. According to the Valuation Office Agency's non-domestic rating: business floorspace figures, the office and industrial floorspace in Camden in 2016 were:
- 2,268,000 sqm of office floorspace
  - 310,000 sqm of industrial floorspace

## 15. Employment land available

OBJECTIVE	Provide adequate employment floorspace to meet demand
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

- 15.1. This indicator reports the supply of employment land in the borough. Employment land refers to:

- Offices, research and development, and light industry (B1),
- General industrial uses (B2),
- Storage and distribution (warehousing) (B8), and
- Other classified uses of a similar nature under sui generis.

- 15.2. During the reporting period employment sites and premises that meet the needs of businesses were protected by Core Strategy CS8 and policy DP13 in Camden Development Policies. Camden seeks to ensure a range of employment sites and premises are available across the borough to suit the different needs of businesses for space and location, to support Camden's economy and competitiveness and to provide a diverse range of employment opportunities.

- 15.3. The amount of employment land available is estimated by calculating all existing, unimplemented planning permissions in the borough for employment uses combined with the development projected to come forward in Camden's Growth Areas.

### **Growth Areas projected floorspace**

- 15.4. The London Plan 2016 allocates employment growth in Opportunity Areas and Areas for Intensification. Those located in LB Camden were designated as Growth Areas in the Core Strategy. The estimates are derived from a range of sources including the London Employment Sites database. This estimate in number of new jobs has been converted to floorspace, where they are not available, to establish the approximate quantity of new floorspace that may be expected to be constructed in these areas. Unless evidenced by master planning work, the conversion has been undertaken at a rate of 1 job = 12 sqm. This rate is derived from Employment Densities Guide 2<sup>nd</sup> Edition (Drivers Jonas Deloitte 2010) and is based on the assumed employment density of general B1a office floorspace.

**Table 16. Indicative Employment and Office Floorspace in Growth Areas**

<b>Growth Area</b>	<b>Indicative Employment Capacity (jobs)</b>	<b>Indicative employment floorspace</b>
Euston	7,700	180,000 <sup>+</sup>
King's Cross	25,000	455,000*
Tottenham Court Road	5,000	60,000
Holborn	2,000	24,000
West Hampstead	100	1,200

\* Development in King's Cross Growth Area (King's Cross Central Ref: 2004/2307/P) is already included in as a permission under construction in Table 17, below. + Euston Area Plan, September 2014.

### Permissions

- 15.5. All schemes with planning permission that have not been built yet are included in the figures contained in Table 17. This comprises schemes that have not been started or are under construction as of the end of the financial year 2016/17. An analysis of the planning permissions pipeline involving a net change of employment floorspace is provided in Table 17.

**Table 17. Employment land pipeline: permissions under construction and not started (sqf m)**

	<b>Not started</b>	<b>Under construction</b>	<b>Grand Total</b>
<b>King's Cross Central</b>			
Proposed B1 Floorspace	302,746	37,385	340,131
Net B1	302,746	37,385	340,131
Proposed B2 Floorspace	0	0	0
Net B2	-9,162	0	-9,162
Proposed B8 Floorspace	5,113	0	5,113
Net B8	-28,044	0	-28,044
<b>Rest of Camden (excluding King's Cross Central)</b>			
Proposed B1 Floorspace	75,718	125,710	201,428
Net B1	4,098	-17,129	-13,031
Proposed B2 Floorspace	82	2,367	2,449
Net B2	-1,273	-1,153	-2,426
Proposed B8 Floorspace	243	7,077	7,320
Net B8	-7,796	-9,706	-17,502
<b>Totals</b>			0
Proposed B1 Floorspace	378,464	163,095	541,559



Net B1	306,844	20,256	327,100
Proposed B2 Floorspace	82	2367	2,449
Net B2	-10435	-1153	-11,588
Proposed B8 Floorspace	5,356	7,077	12,433
Net B8	-35,840	-9,706	-45,546

Source: London Development Database

- 15.6. The planning application for King's Cross Opportunity Area (2004/2307/P) accounts for the majority of B1 uplift and loss of B2 industrial and B8 storage and distribution floorspace. Development at King's Cross will result in:
- 455,510 sqm additional B1 business floorspace;
  - 9,162 sqm less B2 general industrial floorspace; and
  - 28,044 sqm less B8 storage / distribution floorspace.
- 15.7. Some of this floorspace has been completed, with the remainder to be built shown in Table 17 above.
- 15.8. Redevelopment anticipated in Camden's Site Allocations plan has not been included in this calculation because:
- Many of the redevelopments included will not result in a net increase in employment floorspace.
  - For those that will, it is difficult to estimate the quantity or composition of floorspace uplift at this stage.

#### **Permitted development rights for office to residential use**

- 15.9. Permitted development rights allow certain limited forms of development without planning permission, as set out in the Town and Country Planning (General Permitted Development) Order 1995 (which has been subject to a number of subsequent amendments).
- 15.10. Permitted development rights to allow a change of use from B1(a) offices to C3 residential came into force on 30 May 2013. Camden Council secured an exemption from the permitted development right for Camden's part of the Central Activities Zone.
- 15.11. The Council has received a number of prior approval applications for change of use to office to residential use. Between 30 May 2013 and 31 March 2017 the Council has granted 152 prior approval applications. There are a number of duplicate applications for certain sites creating difficulty in determining the the potential true impact of those applications. However, when duplicates are taken away the analysis tells us that in 120 sites 68,488 sqm of office floorspace could be lost as a result (although it should be noted that not all schemes will be implemented). Table 18 below shows the implementation status of these schemes. Prior approval schemes are included within the employment land pipeline above.

**Table 18. Prior approval applications granted for B1a office to C3 residential use between 30 May 2013 and 31 March 2018**

15.12.	Prior approval schemes	Estimated loss of office floorspace (GIA) (sqm)	Residential units (to be) built
Completed	61	40,226	553
Started	19	9,009	96
Not started	33	27,096	280

Source: Northgate M3 Planning

- 15.13. In October 2015 the Council made Article 4 Directions to restrict this permitted development right for large parts of the borough where it was considered expedient on planning grounds. The Article 4 Directions came into force on 19th October 2015 and were subsequently modified by the Secretary of State on the 5th November 2015. The areas subject to the modified Direction can be viewed on the Council's webpages ([www.camden.gov.uk/officetoresidential](http://www.camden.gov.uk/officetoresidential)).
- 15.14. During 2016/17, seven prior approvals applications were approved, four refused and five were withdrawn. If all of the approved prior approvals are implemented Camden could gain 10 homes and lose 626 sqm of office floorspace.

## 16. Jewellery workshops in Hatton Garden

OBJECTIVE	To promote a successful and inclusive Camden economy To promote and protect the jewellery industry in Hatton Garden
TARGET	No target
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP1 Mixed use policy DP13 Employment sites and premises

- 16.1. The Council promotes and protects the jewellery industry in Hatton Garden. Under policy DP13 in Camden Development Policies the Council will only permit the conversion of office premises where it can be demonstrated that they have been vacant and marketed for at least two years and that they are replaced by a mixed use development that includes jewellery workshops and residential uses. Policy DP1 requires that developments in Hatton Garden are mixed use with their secondary uses being provided as premises suitable for the jewellery industry. Monitoring for the securing of jewellery workshop space in Hatton Garden began in 2010/11.

**2010/11**

- 1,327 sqm of jewellery workshop space completed.
- £45,000 financial contribution negotiated in lieu of provision of jewellery workshop secured through s106 agreement.

**2011/12**

- One scheme (2011/1963/P) was permitted which included the requirement to pay a financial contribution to the value of £16,214 in lieu of provision of jewellery workshop space. This scheme was too small to provide jewellery space on site as it involved conversion of 57 sqm of B1 office floorspace to a residential dwelling.

**2012/13**

- No loss or gain of jewellery workshop space in Hatton Garden.

**2013/14**

- Loss of 57 sqm of jewellery workspace in the basement 24 Hatton Garden EC1N 8BQ which was vacant for over 5 years.
- Change of use of 52 sqm of retail use into jewellery workshops.
- Extension to an existing building on Hatton Garden in order to create 36 sqm of additional office/workspace provision.

**2014/15**

- The Council approved two planning applications in the Hatton Garden area for loss of 112 sqm of vacant retail floorspace connected with the jewellery sector and further loss of 22 sqm of jewellery workshop floorspace as a result of reconfiguring the use of a building.

**2015/16**

- One jewellery related retail premise with 41 sqm was converted into housing and one storage facility ancillary to a retailer was permitted to be converted into retail premises expanding the jewellery shop on the ground floor.
- 18-26 Hatton Wall scheme involved reprovision of 188 sqm of B1(c) jewellery linked light industrial floorspace.
- 84 Hatton Garden increased the existing B1(c) floorspace by 30 sqm.
- Replacement of 737 sqm of office floorspace. This issue was considered in a previous appeal in which it was concluded that the proposals would not involve loss of floorspace with a reasonable prospect of occupation by the jewellery industry.

**2016/17**

- Lower ground floor office floorspace was converted into a 218 sqm jewellery tuition/training centre (class D1)

## 17. Change in VAT registered businesses

OBJECTIVE	To monitor economic prosperity and diversity
TARGET	No net loss in the number of businesses
TARGET MET	Met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP13 Employment sites and premises

- 17.1. According to this measure Camden in 2016 had the second largest number of businesses in London (29,100 enterprises), with Westminster having the most (53,765 enterprises).
- 17.2. The number of business in Camden grew by 1% in 2016, the same as for London (see Table 19 below).

**Table 19. Business Enterprises**

	Camden	Greater London
2008	24,150	398,430
2009	24,420	401,445
2010	24,060	392,540
2011	23,990	394,055
2012	25,195	394,055
2013	25,495	432,095
2014	26,930	461,020
2015	29,100	505,140
2016	29,440	505,655

Source: Office for National Statistics, UK Business; activity, size and location survey, nomis  
<https://www.nomisweb.co.uk/reports/lmp/la/1946157246/report.aspx#tabeinact>

## 18. Local training scheme places achieved from completed development

OBJECTIVE	To ensure that new development provides training opportunities for Camden residents
TARGET	No target
RELATED POLICIES	CS8 Successful and inclusive economy DP13 Employment premises and sites

- 18.1. The Council's Camden Planning Guidance indicates that developers should provide one apprentice per £3m build cost. Table 20 below provides

information on the number of apprenticeship places negotiated in the last five years.

**Table 20. Apprenticeship places negotiated through s106 agreements**

Year	Places
2012/13	75
2013/14	132
2014/15	150
2015/16	168
2016/17	76

Source: LB Camden Economic Development

- 18.2. It is worth noting that there are schemes where the Council has resolved to grant planning permission but for which apprenticeship numbers have yet to be clarified, as Section 106 agreements are not yet signed / readily available (e.g. Panther House, Athlone House, 3-6 Spring Place). Those apprenticeships are therefore not included within the above figure.

## Town Centres and retail

- 18.3. Camden's centres are a focus for activity and community life and provide character and identity to local areas and the borough as a whole. They are places of employment, shopping, leisure, and services. Camden's centres also have strengths in terms of their location, accessibility by public transport, walking and cycling, character and offer (including many independent and specialist shops). However, traditional high street style centres are facing many challenges. Vacancy and occupation levels and the proportion of uses within centres usually provide an indication of their vitality and viability. In recent years vacancy rates have gone up reversing the previous trend, but are still within the range where centres are considered healthy. The following section provides more information on these trends.
- 18.4. Some of the factors influencing town centres and retailing are:
- economic conditions,
  - increasing online sales,
  - increasing consumer mobility and changing shopping preferences: consumers seeking locations with greater choice and which provide a shopping 'experience', leading to fewer, longer trips to reach larger centres<sup>4</sup>, and
  - increasing market share of large retailers and a decline of share for the small independent retail sector<sup>5</sup>.
- 18.5. Camden monitors three indicators related to its town centres and retailing:
- the proportion of retail uses, and food, drink and entertainment uses in protected frontages in the borough,
  - the proportion of vacant premises on protected frontages in the borough, and
  - the change in the amount of floor space through development for all A use class uses (retail, professional services, cafes and restaurants, drinking establishments and hot food takeaways) across the borough.

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<sup>4</sup> CBRE, UK Shoppers Spend More But Take Less Trips, Press Release, 24 October 2011

<sup>5</sup> Page 24-25 House of Commons, All-Party Parliamentary Small Shops Group, High Street Britain: 2015

## 19. Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant premises.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 19.1. The proportion of shops vacant on shopping streets is an important indicator of the health of that centre. Camden's centres have relatively low levels of vacancy, being between 5% and 6% vacant over the last five years. The proportion of occupied town centre uses within these centres have declined over the same period, with an increasing proportion of properties being either refurbished or undergoing redevelopment. Vacancy increased in the last two years, reversing the previous trend, but are still within the range where centres are considered healthy. For comparison, the average vacancy rate for England in 2017 was 11%<sup>6</sup>.

**Table 21. Vacancy rate, all designated shopping frontages, 2013-2017**

	Occupied	Being refurbished or redeveloped	Vacant
2013	91.9%	1.9%	6.2%
2014	91.7%	2.2%	6.1%
2015	91.1%	3.9%	5.0%
2016	90.6%	4.2%	5.2%
2017	89.8%	4.2%	6.0%

Source: LB Camden Annual Retail Frontages Survey

- 19.2. Table 22 below shows the vacancy rate for each centre in the borough.

**Table 22. Vacancy rates for the individual centres 2017**

Centre	Occupied	Being refurbished or redeveloped	Vacant
<b>Town Centres</b>			
Camden Town	90%	7%	3%
Finchley Road	90%	4%	7%
Hampstead	94%	3%	3%
Kentish Town	86%	5%	10%

<sup>6</sup> Local Data Company, <http://blog.localdatacompany.com/infographic-retail-leisure-trends-in-h1-2017-turning-point>

Kilburn	91%	2%	7%
West Hampstead	91%	2%	7%
<b>Specialist Shopping Areas</b>			
Fitzrovia	91%	3%	6%
Hatton Garden	94%	3%	3%
Museum Street	96%	0%	4%
Seven Dials	86%	5%	10%
<b>Central London Frontages</b>			
Kings Cross	85%	12%	3%
New Oxford Street	92%	5%	3%
Tottenham Court Road	92%	5%	3%
<b>Neighbourhood Centres</b>			
Albany Street	95%	0%	5%
Belsize Park - Haverstock Hill	87%	9%	5%
Belsize Village	93%	7%	0%
Brecknock Road York Way	92%	3%	5%
Brunswick Centre	90%	2%	7%
Chalcot Road	92%	4%	4%
Chalk Farm	83%	0%	17%
Charlton Street	89%	4%	7%
Chester Road	86%	14%	0%
Cleveland Street	89%	3%	8%
Cricklewood Broadway	93%	0%	7%
Crowndale Road	93%	0%	7%
Drummond Street	95%	5%	0%
Englands Lane	94%	3%	3%
Eversholt Street North	85%	4%	11%
Eversholt Street South	90%	3%	6%
Fairfax Road	97%	0%	3%
Finchley Road - West End Lane	79%	0%	21%
Fortess Road	96%	2%	2%
Fortis Green Road	88%	3%	9%
Goodge Street	98%	2%	0%
Highgate High Street	90%	3%	6%
Highgate Road	77%	0%	23%
Lambs Conduit Street	91%	4%	4%
Leather Lane	93%	4%	3%
Lismore Circus	33%	0%	67%



Mansfield Road	82%	0%	18%
Marchmont Street - Leigh Street	91%	5%	5%
Mill Lane	81%	3%	16%
Murray Street	92%	0%	8%
Queens Crescent	89%	2%	9%
Regent's Park Road	90%	3%	7%
Royal College Street - Camden Road	90%	7%	3%
South End Green	100%	0%	0%
Store Street	93%	0%	7%
Swain's Lane	64%	32%	4%
York Rise Chetwynd Road	84%	0%	16%

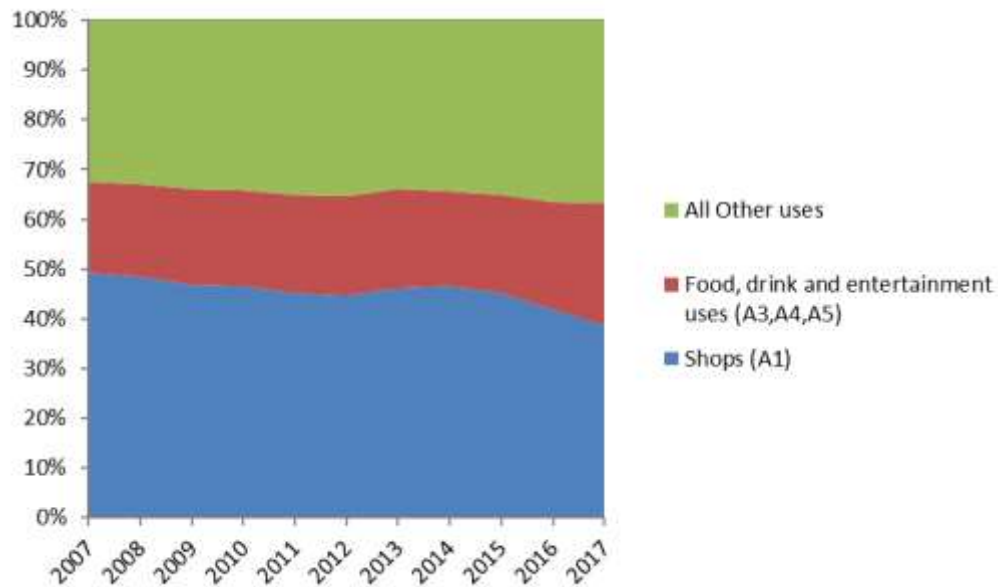
Source: LB Camden Annual Retail Frontages Survey

## 20. Retail and food, drink and entertainment uses in shopping streets

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 20.1. The proportion of shops (A1), to food, drink, and entertainment (A3, A4, A5) and to other uses has fallen over the past four years.. This reflects changes in retailing and the evolving role of town centres. Camden's planning policies seek to retain minimum proportions of shop units, and maximum proportions of food, drink, and entertainment uses in its centres.

**Figure 5. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2011 to 2017**



Source: LB Camden Annual Retail Survey

**Table 23. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2011 to 2017**

Year	A1	A3, A4, A5	All other uses
2011	45%	20%	35%
2012	45%	20%	35%
2013	46%	20%	34%
2014	47%	19%	34%
2015	45%	20%	35%
2016	42%	22%	37%
2017	39%	24%	37%

Source: LB Camden Annual Retail Survey

20.2. The breakdown of these uses by each centre is shown on the charts on the following pages.

**Table 24. Retail (A1 shops), food, drink and entertainment (A3, A4, A5) in Town Centres, Central London Frontages, Central London Local Areas, 2007-2017**

Centre	A1	A3, A4, A5	All other uses
Town Centres			

Camden Town	39%	22%	38%
Finchley Road	37%	14%	49%
Hampstead	46%	14%	49%
Kentish Town	46%	14%	40%
Kilburn	41%	18%	41%
West Hampstead	40%	26%	34%
<b>Specialist Shopping Areas</b>			
Fitzrovia	25%	38%	37%
Hatton Garden	59%	3%	38%
Museum Street	53%	25%	22%
Seven Dials	53%	22%	25%
<b>Central London Frontages</b>			
Kings Cross	14%	23%	63%
New Oxford Street	32%	23%	45%
Tottenham Court Road	49%	17%	34%
<b>Neighbourhood Centres</b>			
Albany Street	76%	5%	19%
Belsize Park - Haverstock Hill	48%	17%	35%
Belsize Village	25%	36%	39%
Brecknock Road York Way	56%	15%	28%
Brunswick Centre	50%	36%	14%
Chalcot Road	42%	12%	46%
Chalk Farm	33%	25%	42%
Charlton Street	39%	18%	43%
Chester Road	0%	0%	100%
Cleveland Street	24%	32%	43%
Cricklewood Broadway	41%	28%	30%
Crowndale Road	36%	14%	50%
Drummond Street	23%	43%	35%
Englands Lane	46%	26%	29%
Eversholt Street North	41%	15%	44%
Eversholt Street South	35%	13%	52%
Fairfax Road	56%	21%	24%
Finchley Road - West End Lane	38%	3%	59%
Fortess Road	45%	33%	22%
Fortis Green Road	27%	15%	58%
Goodge Street	51%	33%	16%
Highgate High Street	55%	10%	35%

Highgate Road	41%	14%	45%
Lambs Conduit Street	57%	19%	23%
Leather Lane	49%	31%	20%
Lismore Circus	33%	0%	67%
Mansfield Road	64%	18%	18%
Marchmont Street - Leigh Street	45%	29%	26%
Mill Lane	40%	9%	51%
Murray Street	42%	8%	50%
Queens Crescent	64%	17%	19%
Regent's Park Road	51%	20%	29%
Royal College Street-Camden Rd	34%	24%	41%
South End Green	58%	27%	15%
Store Street	53%	20%	27%
Swain's Lane	20%	28%	52%
York Rise Chetwynd Road	37%	21%	42%

Source: Annual LB Camden Retail frontages survey

## 21. Retail and food, drink and entertainment floorspace completed

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 21.1. In 2016/17 there was an overall gain in floorspace across the "A" use classes, as set out in the table below.

**Table 25. 'A' uses change 2008/09 to 2016/17**

Year	A1 shops (sq m net)	A2 financial and professional services (sq m net)	A3 Restaurants and cafes (sq m net)	A4 Drinking establishments (sq m net)	A5 Hot food take away (sq m net)	Total
2008/09	4,347	177	318	-1635	0	3207
2009/10	-2,669	-293	888	-157	0	-2231
2010/11	-4,116	-623	1,556	-436	0	-3619
2011/12	1,492	1,947	2,293	1,803	1,947	9,482
2012/13	-1,378	502	218	292	-85	-451
2013/14	360	-190	1,802	-291	146	1,827
2014/15	3,636	223	3,261	65	109	7,294
2015/16	3,693	492	-1214	-1,058	350	2,263
2016/17	631	69	-163	657	0	1,194

Source: London Development Database

- 21.2. There were eight schemes in 2016/17 which involved a change in A1 shop floorspace. Half of these schemes resulted in a gain of shop floorspace, and the other half resulted in a loss.
- 21.3. The change in A2 floorspace in 2016/17 was spread out over two schemes. One of these schemes resulted in a gain of A2 floorspace and the other resulted in a loss.
- 21.4. There were three schemes in 2016/17 which involved a change in A3 cafes or restaurants. Two of these schemes resulted in an increase of A3 floorspace and one resulted in a loss.
- 21.5. The A4 use class (drinking establishments) includes pubs. In 2016/17 Camden gained two pubs. The first is part of the new development on West End Lane at West Hampstead Overground Station. With the second pub gained on Kingsway.

## 22. Hotel accommodation

OBJECTIVE	Protecting existing visitor accommodation in appropriate locations. Ensuring large scale tourism development is located in highly accessible locations.
TARGET	London Plan target of achieving 40,000 net additional hotel bedrooms by 2026 across London
TARGET MET	Part met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP14 Tourism development and visitor accommodation

- 22.1. With 25,440 rooms, Camden has the second highest number of visitor rooms of London boroughs. Neighbouring Westminster has the highest number with around 42,190 rooms (*Understanding the demand for and supply of visitor accommodation in London to 2036*, GLA Economics - August 2013).
- 22.2. The London Plan sets a target of 40,000 net additional hotel bedrooms across London by 2031. Camden's development policies aim to maintain and encourage a range of attractions and accommodation in the accessible locations in the borough for Camden's visitors.

**Table 26. Net hotel rooms completed**

Year	Net hotel rooms completed
2006/07	149
2007/08	-47
2008/09	124
2009/10	18
2010/11	261
2011/12	215
2012/13	84
2013/14	100
2014/15	580
2015/16	2
2016/17	6

Source: London Development Database

- 22.3. The majority of net additional hotel rooms in the last three years were created either as a result of refurbishments or via change of use of office

floorspace into hotel use. Below are some of the larger hotel developments in the last four years:

- 2012/13: 151 room Club Quarters hotel at 61-62 Lincoln's Inn Fields (2010/3759/P)
- 2013/14: 100 room Great Northern Hotel, King's Cross (2006/3220/P and 2010/3304/P)
- 2014/15: 150 room Premier Inn, Red Lion Street (2012/1302/P), 270 room Premier Inn, Euston Road (2010/1840/P) and 174 room The Hoxton Hotel, Holborn (2011/4914/P)

22.4. In 2016/17, six additional hotel rooms were created via the Travelodge at 10 Drury Lane.

22.5. All of the above schemes are located in highly accessible areas.

## Sustainable development

### 23. Sustainable design assessment, BREEAM, BREEAM non-domestic refurbishment, Code for Sustainable Homes

OBJECTIVE	Protecting and enhancing our environment
TARGET	BREEAM 'Very good' (encouraging Excellent), and 60% of credits in the Energy and Water categories, and 40% of credits in the Materials category Code for Sustainable Homes: Level 4, and 50% of credits in the Energy, Materials and Water categories.
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 23.1. The majority of relevant major developments approved in 2016/17 included a sustainability plan to demonstrate the environmental performance of the proposal. These sustainability plans include BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment and/or Code for Sustainable Homes Assessments for new residential buildings. Sustainable assessment tools such as BREEAM and Code for Sustainable Homes measure the performance of buildings against set sustainability criteria. Buildings that achieve high ratings use less energy, consume less water and have lower running costs than those designed to building regulations alone.
- 23.2. BREEAM schemes are scored (awarded credits) for their performance in specific categories. The categories are: energy, health and well-being, management, water, materials, waste, pollution, transport, land use and ecology. As it is relatively easy to obtain credits in transport and management in Camden we have been requiring developments to achieve particular credit levels in the energy, water and materials categories (stated above) which are considered to have the greatest environmental benefits.
- 23.3. BREEAM is a tool to measure the sustainability of new and extended non-residential buildings of 500sqm or more floorspace. The development can be awarded the following ratings of pass, good, very good, excellent and outstanding.
- 23.4. In 2016/17, of the 18 schemes undertaking BREEAM assessments:
- 11 schemes achieved an 'Excellent' rating;
  - 7 achieved a 'Very Good' rating



- 23.5. The Code for Sustainable Homes is an environment impact rating system for all new housing. It sets standards for energy efficiency (above those of building regulations) and sustainability. New housing is awarded a code level from 1 to 6 based on their performance against key sustainability criteria (level 1 is the lowest and level 6 is the highest) and similar to BREEAM, the Code for Sustainable Homes requires schemes to meet specific credit levels for energy, water and materials.
- 23.6. Following the technical housing standards review, the government withdrew the Code of Sustainable Homes in April 2015<sup>7</sup>. This AMR therefore only presents Code for Sustainable Homes indicators for those applications that include it as a transitional benchmark.
- 23.7. In 2016/17, 8 schemes undertook a Code for Sustainable Homes assessment. All 8 achieved Level 4 for Sustainable Homes and 50% credits in energy, water and materials categories.
- 23.8. 0 on page 110 provides a list of all relevant major schemes (10 in total) for the 2016/17 period.

## 24. Renewable energy generation

OBJECTIVE	Protecting and enhancing our environment
TARGET	Major schemes to achieve 20% of energy from renewable sources
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 24.1. In order to achieve the greatest level of carbon dioxide reduction schemes are first asked to reduce the demand for energy through good design and second to supply energy efficiently, for example through decentralised energy networks or combined heat and power. Production of renewable energy on site is the final stage in the energy hierarchy.
- 24.2. This indicator can include sources of site related decentralised renewable energy. In addition, some developments could meet their renewable energy target through biomass boilers, but the Council no longer encourages the use of biomass boilers due to their negative impact on air quality.
- 24.3. Of all the relevant schemes in 2016/17, 20 of the 22 proposed a renewable energy source. Table 27, below shows the number of schemes providing renewable energy generation compared with the previous four years. 0 on

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<sup>7</sup> <https://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance>

page 110 shows the percentage reduction predicted with the type of renewable energy source.

- 24.4. Generally, schemes are permitted which do not include renewable energy generation if they are change of use only or if the building is better suited to making CO2 savings through other energy efficiency measures.

**Table 27. Renewable energy generation in major schemes permitted**

Percent of energy produced on site from renewable sources	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
More than 20%	2	10	4	9	10	5	11
Less than 20%	18	4	6	6	13	3	7
Unspecified percentage	0	0	4	1	1	0	2
No renewables	9	5	9	2	6	2	2
<b>Total</b>	<b>29</b>	<b>19</b>	<b>23</b>	<b>18</b>	<b>30</b>	<b>10</b>	<b>22</b>

Source: Strategic Planning and Implementation Team

## 25. Sustainable urban drainage systems (SUDS)

OBJECTIVE	To mitigate against surface water flooding
TARGET	No target
RELATED POLICIES	CS13 – tackling climate change and improving and protecting Camden and environment and quality of life DP23 – Water DP27 – Basements and lightwells

- 25.1. Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. In 2016/17 Camden required 57 schemes to provide SUDS, secured through condition. In some instances it may not be necessary to secure SUDS through condition where they have been designed into the scheme at the planning application stage. The number of schemes where the Council has required SUDS secured through condition is shown in Table 28 below.

**Table 28. Planning schemes permitted with conditions for Sustainable Urban Drainage Systems (SUDS)**

Year	Schemes
2010/11	35
2011/12	20
2012/13	20
2013/14	15
2014/15	44
2015/16	9
2016/17	57

Source: Strategic Planning and Implementation Team

**26. Air Quality**

OBJECTIVE	Protecting and enhancing our environment Reduction in the level of identified air pollutants in the National Air Quality Strategy
TARGET	Multiple. See details below.
TARGET MET	Part met
RELATED POLICIES	CS13 Tackling climate change through promoting higher environmental standards DP32 Clear Zone and air quality

- 26.1. An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the Government's objectives for nitrogen dioxide (NO<sub>2</sub>) and fine particles (PM<sub>10</sub>). The Council has produced an Air Quality Action Plan that identifies actions to reduce the level of nitrogen oxides and particulate matter. This initiative supports policies CS13 and DP32 and can also be used to illustrate any significant effects from the application of policy CS11.
- 26.2. Six airborne pollutants are measured in Camden: sulphur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), fine particulates (PM<sub>10</sub>), ozone (O<sub>3</sub>) and carbon monoxide (CO). These are presented in Table 11 below, along with Camden's compliance with EU limit levels for these pollutants.

**Table 29. Air Pollutants measured in Camden**

Pollutant	Target	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Nitrogen Dioxide (NO <sub>2</sub> )*	Annual Mean Objective of 40 µg/m3	x	x	x	x	x	x	x	x	x	x	x	x	x	
	Hourly Objective of 200 µg/m3	✓	✓	x	x	x	x	x	x	x	x	x	x	x	
Sulphur Dioxide (SO <sub>2</sub> ) **	Hourly mean of no more than 24 occurrences greater than 350 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Daily mean of no more than 3 days greater than 125 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Particulate Matter (PM <sub>10</sub> )*	Annual Mean Objective of 40 µg/m3	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Daily objective of no more 35 days with a daily mean of 50 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Ozone (O <sub>3</sub> )**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m3	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Benzene **	Annual Mean Objective of 5 µg/m3	✓	✓	n/a <sup>†</sup>											
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	n/a <sup>‡</sup>		

Source: Air Quality Projects & Policy, LB Camden

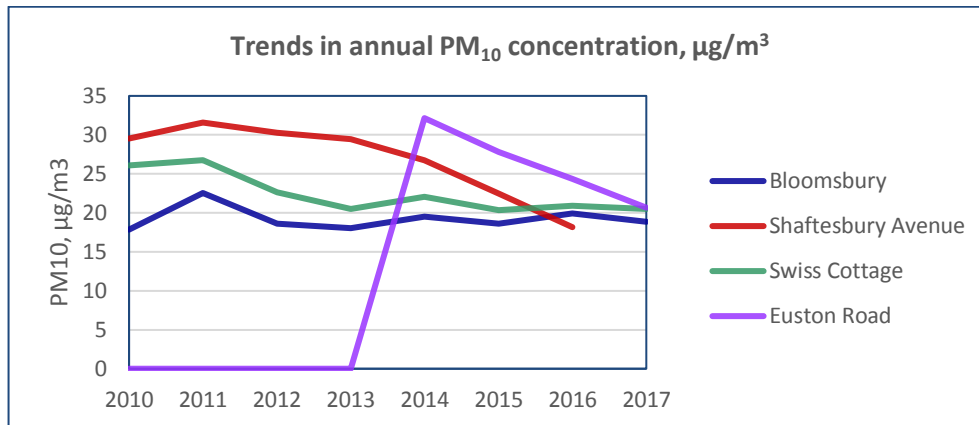
\* Average measurement from Swiss Cottage, Shaftsbury Avenue and Bloomsbury Monitoring Sites (NO<sub>2</sub> levels also measured at Euston Road Monitoring Site)

\*\* Measurement from Bloomsbury Monitoring Site

† Benzene not measured in Camden since 2007 as historic modelling has shown levels for this pollutant to be negligible.

‡ Carbon monoxide no longer measured at the Bloomsbury monitoring station.

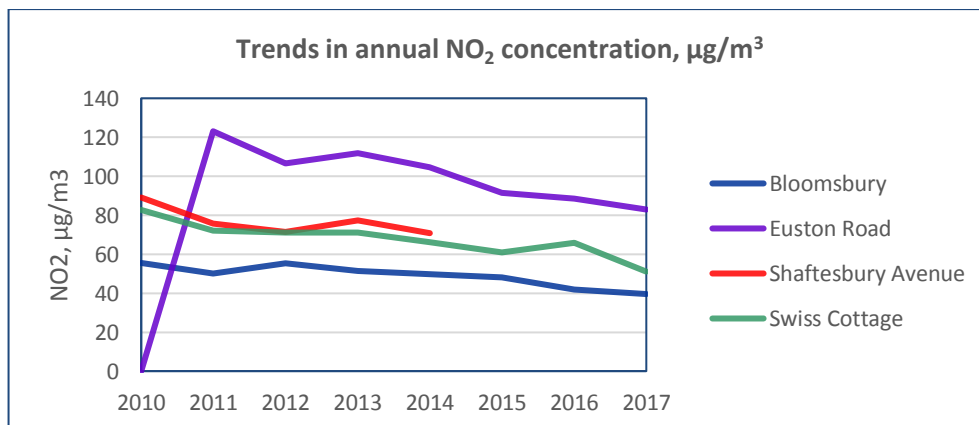
**Figure 6. Annual mean PM<sub>10</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Corporate Sustainability, LB Camden. Please note, the TEOM PM<sub>10</sub> sensor at the Shaftesbury Avenue monitoring station ceased recording in April 2016. This site is subject to relocation. 2017 data are also provisional and subject to ratification.

- 26.3. The concentrations of PM<sub>10</sub> recorded in the Borough at Shaftesbury Avenue (CD3), Bloomsbury (LB), Swiss Cottage (CD1) and Euston Road (CD9) continue to meet the objective of less than 40 µg/m<sup>3</sup>. PM<sub>10</sub> concentrations at the CD1 roadside site and the LB urban background site have remained fairly stable since 2015, while the CD3 and CD9 roadside sites have demonstrated a general downward trend, though the CD3 site ceased monitoring PM<sub>10</sub> in April 2016.

**Figure 7. Annual mean NO<sub>2</sub> concentration (micrograms) at 4 measurement stations in Camden**

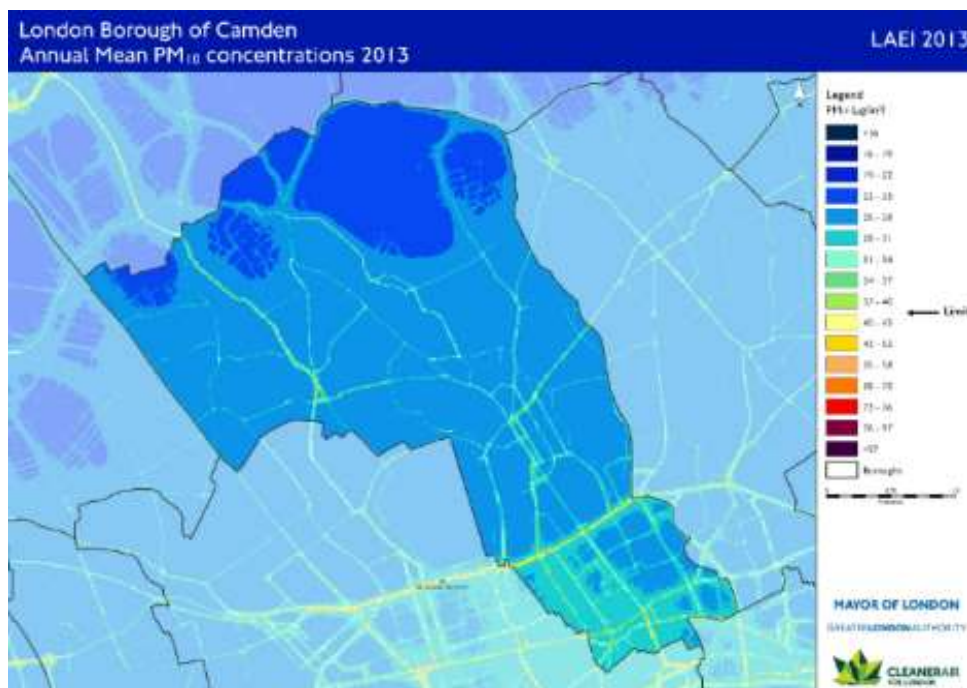


Source: Corporate Sustainability, LB Camden. Please note, the NO<sub>2</sub> sensor at the Shaftesbury Avenue monitoring station ceased recording in August 2014. This site is subject to relocation. 2017 data are also provisional and subject to ratification.

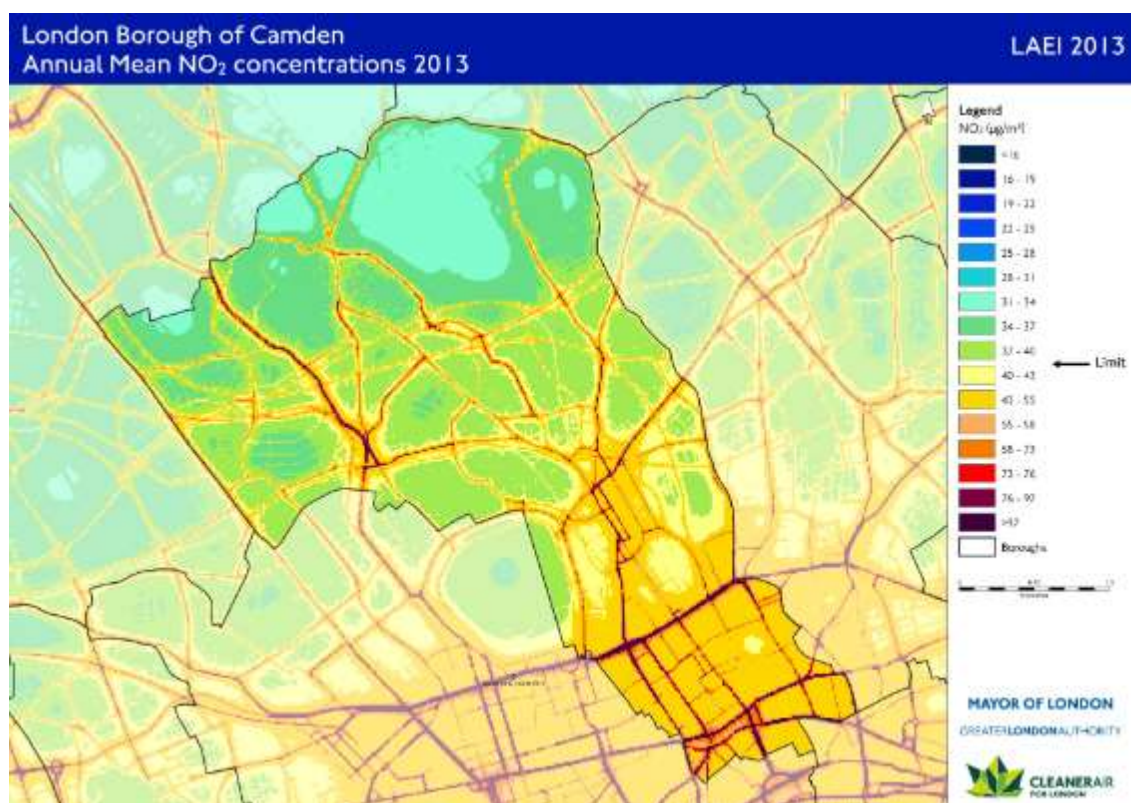
- 26.4. The annual mean objective for nitrogen dioxide was not achieved at any of the monitoring sites from 2010 to 2017, with the exception of the Bloomsbury (LB) site which recorded an average NO<sub>2</sub> concentration of 39.54 in 2017. Levels of NO<sub>2</sub> have remained largely static since 2001, although there has been a slight downward trend since 2009.

- 26.5. Camden also monitors NO<sub>2</sub> at fourteen additional sites across the borough through a network of diffusion tubes. The overall picture for these sites concurs with the downward trend in overall levels reported by the automatic monitoring sites graphed above.
- 26.6. Modelling undertaken in 2013 by the Environmental Research Group at King's College London indicates that high levels of PM<sub>10</sub> and NO<sub>2</sub> across the borough are concentrated along roads with high levels of traffic and a large proportion of HGVs and buses, as mapped on Figure 9, and below. While the overall concentration of PM<sub>10</sub> and NO<sub>2</sub> are anticipated to have decreased slightly since this modelling was undertaken, the overall distribution of emissions is anticipated to be very similar.

**Figure 8. Modelled PM<sub>10</sub> levels**



Source: Corporate Sustainability Team, LB Camden

**Figure 9. Modelled NO<sub>2</sub> emissions**

Source: Corporate Sustainability Team, LB Camden

- 26.7. The Council actively seeks to improve air quality throughout the borough using policies and projects set out in its Air Quality Action Plan. Full details of areas of focus (reducing transport emissions, reducing emissions from new developments, reducing emissions from gas boilers and industrial processes, awareness raising initiatives, and lobbying and partnership working) can be found in the Action Plan 2016-18, which is available at [www.camden.gov.uk/AQ](http://www.camden.gov.uk/AQ).

## 27. Open spaces and nature conservation sites

OBJECTIVE	To protect and enhance the Borough's open spaces
TARGET	No net loss of open space
TARGET MET	Met
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

### Total open space

- 27.1. The Council's 2014 Open Space, Sport and Recreation Study (part of the Local Plan evidence base) identified 293 open spaces in Camden, totalling an area of 588.8 hectares and representing about 27% of the borough's land area. Of these, 258 of the spaces (88%) are accessible to the public. Hampstead Heath constitutes 46% of the total open space area in the Borough. Monitoring open space typologies helps the Council to focus resources to where they are most needed and survey any changes over time.



**Table 30. Open Space Typologies in Camden 2014**

<b>Typology</b>	<b>No. of Sites</b>	<b>Area (Ha.)</b>	<b>% Open Space area</b>
Regional Park	0	0	0%
Metropolitan Park	1	272.9	46%
District Park	2	54.2	9%
Local Park	6	23.9	4%
Small local park / open space	34	26.4	4%
Pocket Park	33	4.9	1%
Linear open space / green corridors	22	14.1	2%
Allotments, community gardens and urban farms	12	3.4	1%
Amenity green space	83	41.0	7%
Cemeteries and Churchyards	8	25.6	4%
Civic spaces / pedestrianised areas	15	3.3	1%
Greenspaces within grounds of institution	20	55.8	9%
Natural or semi-natural urban greenspace	31	49.4	8%
Outdoor sports facilities / playing fields (education)	4	1.3	0%
Outdoor sports facilities / playing fields (private)	6	6.1	1%
Outdoor sports facilities / playing fields (public)	5	1.6	0%
Other	11	5.0	1%
<b>Total Open Space</b>	<b>293</b>	<b>588.8</b>	<b>100%</b>

Source: Camden Open Space, Sport and Recreation Study Review 2014

### **Open space change**

27.2. During 2016/17, a number of open spaces within the King's Cross Central development have been completed. The most significant of these are:

- Gasholder Park – a sculpted canopy and circular lawn;
- Lewis Cubitt Square – a civic square, with water features, providing events space;

- Lewis Cubitt Park – a treed and grassed amenity space
- Wharf Road Gardens – a green route with lawns and seating connecting Granary Square with York Way.

In total, these 4 spaces provide an additional hectare of open space.

- 27.3. From December 2016, public access was secured to Cartwright Gardens through a planning condition (2013/1598/P). This designated open space and London Square was previously available for use by students and hotel guests only.
- 27.4. Major developments were being constructed at 187-199 West End Lane (West Hampstead) and on sites to the north and south of Kidderpore Avenue, previously occupied by the King's College London Hampstead campus. The West End Lane development provides a new town square (approx. 640 sqm) at the eastern end of the site fronting West End Lane (2011/6129/P). Development south of Kidderpore Avenue will provide 1,600 sqm of communal open space across the site with approximately 1,970 sqm of private garden space and 1,345 sqm of private balcony space (2013/0685/P). The scheme to the north of Kidderpore Avenue (2015/3936/P) involves the loss of approximately 900 sqm of designated private open space which forms part of a Site of Importance for Nature Conservation (SINC) – mitigation for the loss of this space is set out in the biodiversity information in paragraph 28.4 below. The delivery of this scheme is intended to bring into public use approx. 4,300 sqm of open space.
- 27.5. The provision of replacement homes in connection with the development of High Speed 2 involves the development and reconfiguration of open space within Regent's Park Estate (2015/3076/P). The implementation of this scheme will lead to an overall loss of open space of 47 sqm within the estate. To mitigate the loss of open space, service roads and car parks will be turned into new areas of open space.
- 27.6. As a result of the HS2 scheme a number of open spaces in the area will be impacted, some permanently and some for the duration of construction. St James's Gardens next to Euston station and Hampstead Road open space will be lost and Euston Square Gardens will be closed for the duration of construction. There are a range of mitigations proposed to attempt to offset this loss, including improvements to existing open spaces and longer term permanent replacement is considered through the HS2 Act and the longer term masterplanning for the area.
- 27.7. Through the preparation of the Local Plan Camden has been proactively identifying and protecting open space. We identified 9 new open spaces for protection, and proposed 37 minor amendments to existing open spaces to ensure the boundaries are accurate and up to date. Further detail can be found in the Policies Map Alterations document, available for download from [www.camden.gov.uk/localplan](http://www.camden.gov.uk/localplan).
- 27.8. The Council's Green Spaces Investment Programme supports a programme of improvement projects to existing open spaces in the Borough. Funding from Section 106 is used to manage the pressure of

development on existing spaces. During 2016/17, planning obligations part or fully funded a number of green space projects. Examples include:

- the renewal of Falkland Place (Kentish Town) to provide an improved play offer and increased green infrastructure;
- improvements to the play offer and appearance of St Martin's Gardens (Camden Town);
- playspace improvements at Quex Road open space (Kilburn); and
- planting and provision of play equipment at Rochester Terrace Gardens (Kentish Town).

- 27.9. Outdoor gyms were renewed at a number of locations in the Borough during Summer 2016.

## 28. Areas of biodiversity importance

OBJECTIVE	To protect and enhance the environment
TARGET	No net loss in area and populations of biodiversity
TARGET MET	No / unknown
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

- 28.1. Natural habitats and species are protected by Core Strategy policy CS15 and Development policy DP31. As part of the evidence base for the Local Plan, LB Camden commissioned the London Wildlife Trust to undertake a review of the Sites of Importance for Nature Conservation (SINC) within the Borough.
- 28.2. Each surveyed site was to be reviewed for potential boundary changes (loss or gain of SINC valued habitat) and against the GLA Open Space and Habitat Survey for Greater London SINC Status Criteria.
- 28.3. Surveys of the SINC's and the identification of additional sites were undertaken in April - June 2014. Following this, as part of the preparation of the Local Plan, the Council proposed amendments to the boundaries of 14 SINC's and the designation of new SINC's at Fitzroy Park Allotments, Hampstead Green and St. Martin's Gardens. We also proposed the deletion of land at Midland Crescent, West Hampstead (part of the West Hampstead Railsides, Medley Orchard and Westbere Copse SINC). This corrected an error on the Policies Map as the role of this land had already been considered at the examination of the Local Development Framework and in connection with a proposed development scheme (2014/5527/P). In addition, the Mayor of London's All London Green Grid Supplementary Planning Guidance (SPG) identifies two strategically important landscape corridors partly in Camden: the Regent's Canal Link and the Nash Ramblas Link: a continuous route connecting Parliament and the Thames with Parliament Hill and Hampstead Heath. The revised SINC boundaries are

set out in the Council's Policies Map Alterations document that accompanies the adopted Camden Local Plan ([www.camden.gov.uk/localplan](http://www.camden.gov.uk/localplan)). Detailed explanation for the site changes is set out in the London Wildlife Trust's SINC Review, which can also be found on the Council's website ([CD2.17 of the Local Plan examination library](#)). Table 13 below summarises the areas of biodiversity importance.

- 28.4. As stated in para. 27.4 above, development of land forming part of the former King's College Hampstead campus, north of Kidderpore Avenue (2015/3936/P) will result in the loss of part of a designated SINC. To offset the loss of approx. 900sqm of SINC, the Council secured a package of mitigation measures to ensure that habitats will continue to thrive within the site and it retains its biodiversity value. Commitments made by the applicants include the creation of a new pond, large enough for amphibians to inhabit; the planting of native species across the site to provide structural and species diversity and the engagement of residents and the wider community to develop a volunteer workforce for managing the habitats (this builds on the Council's approach of managing nature reserves through the establishment of a 'Green Gym').

**Table 31. Areas of biodiversity importance**

Designation type	Number of sites	Area (ha)
Sites of Special scientific Interest	1	16.1
Sites of Metropolitan Importance	5	323.8
Sites of Borough Importance Grade 1	7	39.8
Sites of Borough Importance Grade 2	9	31.9
Sites of Local Importance	15	18.4
Total	37	430.0

Source: Greenspace Information for Greater London 2014.

## 29. Safeguarding of the Regis Road waste site

OBJECTIVE	Protecting and enhancing our environment
TARGET	Development of waste management facilities needed to meet EU and national targets
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

- 29.1. No new waste management facilities were permitted or constructed in Camden in 2016/17. Camden has one waste management facility safeguarded under Core Strategy policy CS18 – Dealing with our waste and encouraging recycling. Regis Road is a civic amenity site, recycling

and reuse centre at Regis Road accepting both household waste and recyclable materials. This site is also protected under Camden's new Local Plan.

### 30. Municipal waste arisings and household recycling rates

OBJECTIVE	Protecting and enhancing our environment
TARGET	Recycle and compost at least 30% of household waste
TARGET MET	No
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

Camden's 'Green Action for Change' Sustainability Plan 2011-2020 aims for a recycling and composting rate of 40% across north London boroughs by 2020. We aim to reduce residual household waste from 2008/09 levels by:

- 3% by 2012
- 7.5% by 2015
- 15% by 2020

- 30.1. The last 10 years have seen a general trend of reducing volumes of local authority collected waste. However, the level of household waste recycling rates has also reduced (see Table 32 below). Despite this, the London Borough of Camden champions recycling, within a very challenging environment and has worked hard over recent years to ensure that services are in place to drive up recycling levels across the borough. There are many factors affecting the recycling rates which include but are not limited to Camden's large transient population, relatively high deprivation levels, and a high percentage of flats with limited outdoor space.
- 30.2. In order to improve recycling rates Camden was successful in submitting a bid to DCLG's Recycling Reward Scheme 2015-16 for funding to encourage recycling and reduce waste through 'incentive schemes'. Launched in October 2016, our scheme offers personal and community rewards to recognise positive behaviour and action and has more than 16,000 active members.
- 30.3. The total municipal waste arisings for Camden in 2016/17 was 108,813 tonnes and the amount recycled was 24,384 tonnes. In 2016/17 27% of household waste was recycled.

**Table 32. LB Camden Municipal Waste Arisings**

Year	Total local authority collected waste (tonnes)	Household - total waste (tonnes)	Household - waste sent for recycling/ composting/ reuse (tonnes)	Household - waste not sent for recycling (residual household waste) (tonnes)	Non-household - total waste (tonnes)	Non-household - waste sent for recycling/ composting/ reuse (tonnes)	% of household waste recycled
2008/09	128,104	72,122	20,391	51,730	53,139	2,843	28%
2009/10	124,416	70,163	20,875	49,287	53,482	2,831	30%
2010/11	121,358	76,518	24,691	51,827	44,840	3,075	32%
2011/12	117,687	76,266	25,184	51,082	41,421	2,912	33%
2012/13	111,514	68,900	21,349	47,551	42,614	2,445	31%
2013/14	111,694	72,732	21,327	51,405	38,962	2,051	29%
2014/15	114,684	82,371	21,627	60,744	32,313	4,942	26%
2015/16	113,687	79,730	19,795	59,935	33,957	6,719	25%
2016/17	108,813	74,602	19,871	54,732	34,210	4,513	27%

Source: ENV18 - Local authority collected waste: annual results tables.

<https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables#history>

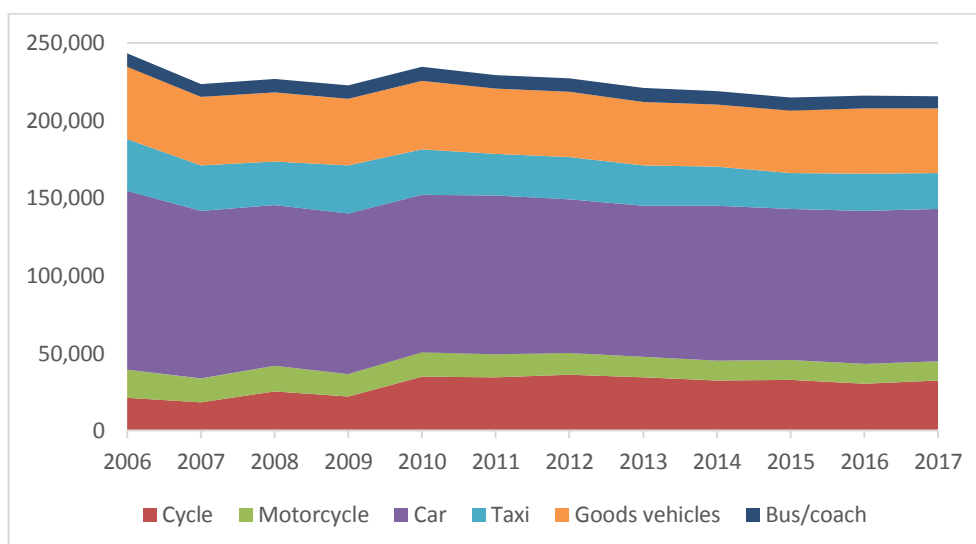
## Transport

### 31. Proportion of the population travelling to work on foot or bicycle

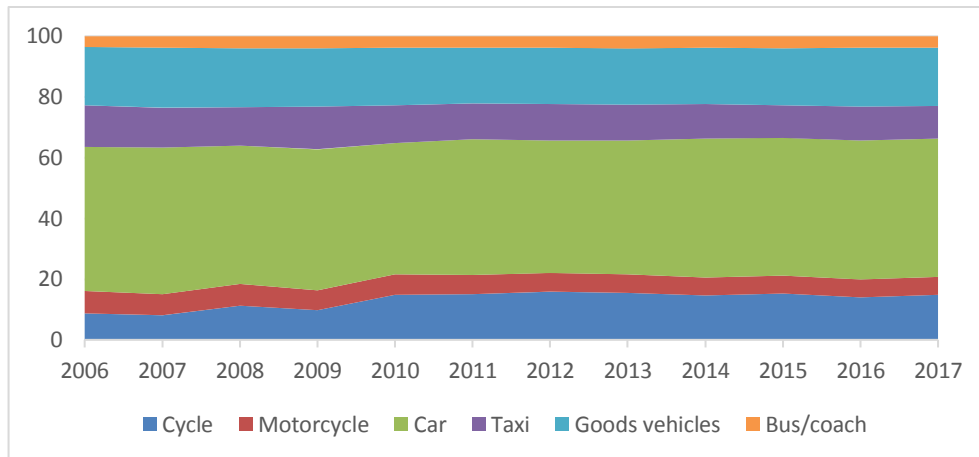
OBJECTIVE	Protecting and enhancing our environment
TARGET	More than double cycling's proportion of total traffic flows from 9.7% in 2009/10 to 25% in 2019/20.
TARGET MET	Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 31.1. There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. According to screenline data in the period 2006 to 2012 cycle flows increased from 9% to 16% of the proportion of traffic. In this period cars declined as a proportion of traffic, falling from 47% to 44%. The past three years has seen a flattening of these trends. In recent years cycling in Camden has been declining slightly in both absolute numbers and in proportion of trips, according to these screenline counts (from 15% in 2015 to 14% in 2016). Refer to Figure 10 and Figure 11 below.

**Figure 10. Transport screenlines – counts by mode**



Source: Screenlines, 6 hr counts: 8.00-10.00, 12.00-14.00 and 16.00-18.00, Public Realm and Transport, LB Camden

**Figure 11. Transport screenlines – percentage of counts by mode**

Source: Screenlines, 6 hr counts: 8.00-10.00, 12.00-14.00 and 16.00-18.00, Public Realm and Transport, LB Camden

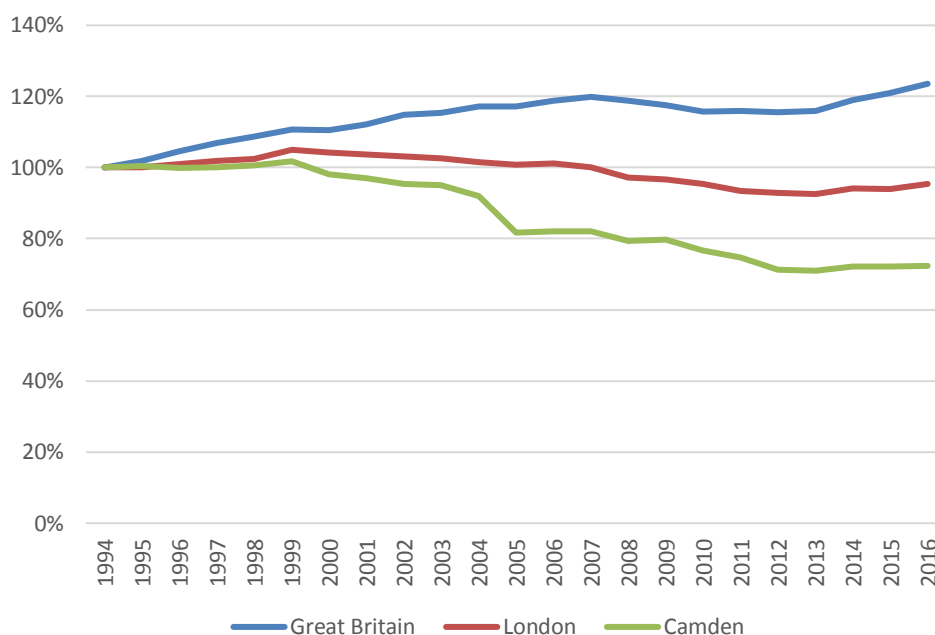
Note: The reductions in the levels of cycle usage in 2008 and 2009 may be attributed to the fact that 2008 surveys were carried out in May and 2009 surveys in March when the weather conditions were unfavourable for cyclists.

## 32. Traffic flows

OBJECTIVE	Protecting and enhancing our environment
TARGET	Core Strategy: Reduce traffic in the borough by 15% from 2001 levels
TARGET MET	Yes Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 32.1. Traffic in Camden has decreased significantly since 1994 in contrast to the national and regional trends of increasing traffic.
- 32.2. However in recent years traffic levels have again started to increase. Camden reached a low point of 443 million vehicle kilometres in 2013, which increased to 451 million vehicle kilometres in 2016.
- 32.3. In the 10 year period 2006 to 2016 traffic in Camden reduced by 12%, putting it in the top 10 largest reductions of traffic in the 33 London Boroughs. Figure 122 shows the longer term trends from 1994. The sharp decline for Camden in 2004 is due to introduction of the congestion charging zone.



**Figure 12. Motor vehicle traffic, percentage change from 1994 levels**

Source: Department for Transport statistics, Motor vehicle traffic (vehicle kilometres) by local authority in Great Britain, annual from 1993, annual from 1993 to 2016 (Table TRA8904).

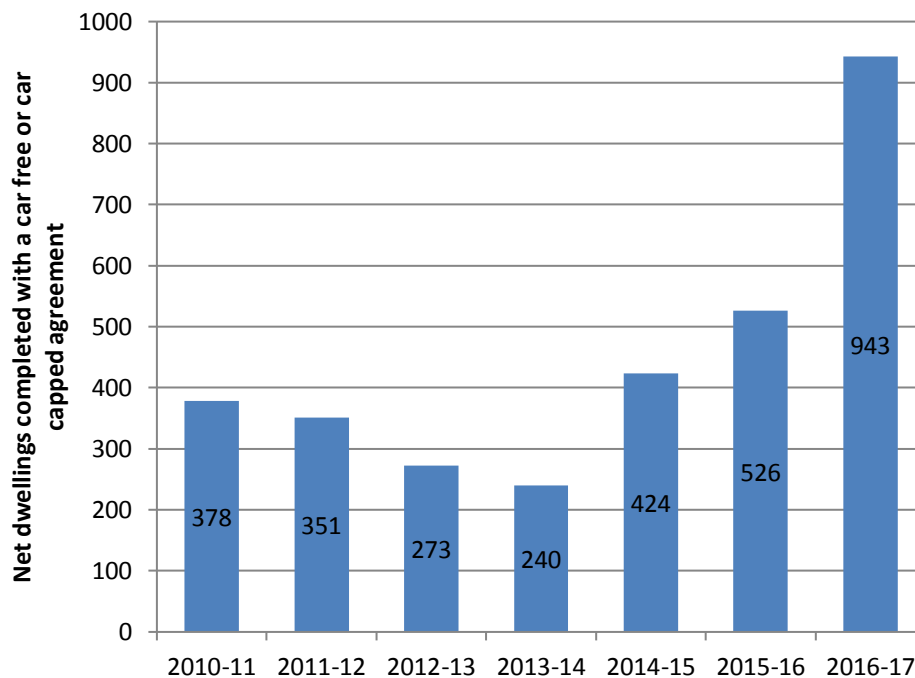
### 33. Car free and car capped developments

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	No target
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development DP18 Parking standards and limiting the availability of car parking

- 33.1. Car free development is that which has no on-site car parking, and where the occupiers are not issued with on-street parking permits. Car capped refers to restricting any increase in on-site spaces or additional on street permits from the level of existing provision.
- 33.2. Under Core Strategy and Development Policies the Council expected developments to be car free in almost all instances. Developments in the Central London Area, Town Centres and Controlled Parking Zones, which cover almost the entire borough, were expected to be car free.

- 33.3. In 2016/17 943 dwellings were completed in schemes with car free or car capped agreements - that is, that do not have a parking space or permit in addition to any existing car parking spaces available on the site.

**Figure 13. Net dwellings completed with a car free/car capped agreement**



Source: Section 106 database, London Development Database

## 34. Travel Plans

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	Increase in the total number of travel plans agreed for new developments Further targets in the Local Implementation Plan
TARGET MET	Yes
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 34.1. Schemes have to produce a travel plan if the development significantly increases transport demand or if any increase is likely to be using unsustainable forms of transport. In 2016/17, 17 schemes were permitted with travel plans.

**Figure 14. Travel Plans negotiated**

Year	Schemes permitted with Travel Plans
2001-02	2
2002-03	2
2003-04	3
2004-05	6
2005-06	4
2006-07	20
2007-08	16
2008-09	8
2009-10	21
2010-11	31
2011-12	18
2012-13	19
2013-14	16
2014-15	31
2015-16	16
2016/17	17

Source: Section 106 database

## Heritage

### 35. Heritage at risk

OBJECTIVE	To protect and enhance our environment
TARGET	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually.
TARGET MET	Met
RELATED POLICIES	DP25 Conserving Camden's heritage

- 35.1. 'Heritage at Risk' is listed buildings and structures that are in a poor condition and often vacant. They are in need of repair and if vacant need to be put to a suitable use. The nationwide register of heritage at risk is maintained and published annually by Historic England, with a separate volume published covering London only.
- 35.2. In 2016/17, 7 buildings in the borough were removed from the register as a result of repairs or being brought back into use and no entries were added.

**Table 33. Buildings at Risk removed 2016/17**

No	Site
1067360	Monument to John Hodgson, Church Road, St John's Churchyard, Hampstead NW3
1113140	25 Mornington Crescent NW1
1113191	The 'Lighthouse' block, 295-297 (odd), Pentonville Road WC1
1271620	82 Guilford Street WC1
1322081	69 Oakley Square and attached railings NW1
1378820	1 Hawley Road NW1
1378960	65 Swinton Street WC1

Source: Buildings at Risk 2017, Historic England

**Table 34. Buildings at Risk in Camden 2009–2017**

<b>Year</b>	<b>Buildings removed since previous year</b>	<b>Buildings added since previous year</b>	<b>Buildings at Risk entries</b>
2009	4	3	55
2010	4	2	53
2011	6	3	49
2012	10	4	43
2013	6	3	40
2014	5	8	43
2015	3	2	42
2016	2	4	44
2017	7	0	37

Source: Buildings at Risk 2017, English Heritage

- 35.16. Please note that entries on the statutory list of buildings of special architectural or historic interest may comprise a number of separate buildings.

## Basements

### 36. Basements

OBJECTIVE	Protecting and enhancing our environment
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 36.1. The shortage of development land and high land values in the borough has led to a significant number of applications for basement development. While basement developments can help to make efficient use of the borough's limited land, if not adequately controlled and constructed they have the potential to harm the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.
- 36.2. Camden has a comprehensive policy framework for dealing with basement applications. This requires applicants to submit material to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity. The level of information required from applicants is commensurate with the scale and location of the scheme. Applicants are required to submit this information within a Basement Impact Assessment and generally expected to fund an independent verification of their submitted Basement Impact Assessments.
- 36.3. In 2016/17, Camden approved 132 schemes which involved basement or lightwell excavation. This compares to 103 basement schemes which were approved in 2015/16. Details regarding basement schemes are set out in the table below.

**Table 35. Number of basement applications decided**

	Granted	Refused	% Granted	% Refused
2008/09	141	24	85%	15%
2009/10	133	41	76%	24%
2010/11	118	44	73%	27%
2011/12	113	44	72%	28%
2012/13	115	31	79%	21%
2013/14	64	15	81%	19%
2014/15	77	13	86%	14%
2015/16	103	13	89%	11%
2016/17	132	16	89%	11%

Source: Camden Development Monitoring

**Table 36. Basement schemes (detailed)**

	2012/13		2013/14		2014/15		2015/16		2017/18	
Basement schemes approved	115		64		77		103		132	
Basement schemes refused	31		15		13		13		16	
TOTAL SCHEMES	146		79		90		116		148	
1 storey in depth	137	94%	65	82%	70	78%	107	92%	133	90%
> 1 storey in depth	9	6%	14	18%	20	22%	9	8%	15	10%
Residential use	130	89%	71	90%	77	86%	102	88%	118	80%
Other use	16	11%	8	10%	13	14%	14	12%	30	20%
Detached	48	33%	29	37%	40	44%	30	26%	70	47%
Semi-detached	38	26%	28	35%	15	17%	37	32%	43	29%
Terrace	60	41%	22	28%	35	39%	49	42%	35	24%

Source: Camden Development Monitoring

**37. Basement schemes with SUDS**

OBJECTIVE	Protecting and enhancing our environment
TARGET	No target
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 37.1. Sustainable Urban Drainage Systems are low environmental impact approaches to drain away dirty and surface water run off through collection, storage and cleaning before slow release back into the environment. It is intended to prevent flooding, pollution and contamination of groundwater.
- 37.2. In 2016/17 Camden approved 22 basement schemes which incorporated conditions for SUDS.

**Table 37. Basement schemes with SUDS**

<b>Year</b>	<b>SUDS</b>
2010/11	11
2011/12	18
2012/13	17
2013/14	10
2014/15	17
2015/16	14
2016/17	22

Source: Camden Development Monitoring

- 37.3. However, it should be noted that schemes can include alternative design solutions, other than SUDS, to ensure adequate drainage.

## **Planning obligations (Section 106 agreements)**

### **38. S106 agreements signed**

- 38.1. 355 s106 agreements were negotiated in 2016/17 (including Council scheme “shadow” agreements). This is consistent with the annual average (mean) observed over the previous three years (327 per annum). The number approved is significantly above the historic trend, reflecting continuing high levels of development activity in Camden and the increased number of s106 agreements requiring measures such as construction management plans, in order to mitigate the impacts of development.

### **39. Section 106 financial activity**

- 39.1. In 2016/17 s106 financial contributions totalling £23.7 million were received and a record amount of £27.3 million was either spent or transferred to committed project budgets.



**Table 38. s106 financial activity**

<b>Year</b>	<b>Received in year £000s</b>	<b>Expenditure £000s</b>
2001/02	£ 1,222	£ 595
2002/03	£ 3,238	£ 426
2003/04	£ 804	£ 1,412
2004/05	£ 2,264	£ 1,693
2005/06	£ 1,566	£ 915
2006/07	£ 3,007	£ 1,582
2007/08	£ 8,689	£ 628
2008/09	£ 3,547	£ 1,291
2009/10	£ 3,216	£ 2,730
2010/11	£ 7,025	£ 2,908
2011/12	£ 11,180	£ 7,427
2012/13	£ 9,561	£ 3,349
2013/14	£ 16,991	£ 2,403
2014/15	£ 30,264	£ 7,420
2015/16	£31,926	£8,759
2016/17	£23,760	£27,286

Source: Camden Finance, Site Development Team

- 39.2. Further information on planning obligations and s106 contributions are set out in the CIL and S106 Annual Report 2016/17.
- 39.3. This report sets out how the Council will spend the money collected through s106 agreements, detailing the projects and programmes which will be undertaken in the coming years and are funded with financial contributions collected through planning obligations.

## Infrastructure

### 40. Delivery of identified infrastructure projects (Appendix 1 of the Local Plan)

OBJECTIVE	Support Camden's growth and development
TARGET	Various
TARGET MET	Part met
RELATED POLICIES	Local Plan policy DM1 Delivery and monitoring

Table 21 below provides updates to the Council's latest infrastructure table which was published as part of Local Plan evidence work and is included as an appendix in the adopted Local Plan. See table on following pages which repeats the Local Plan Infrastructure Table with an additional comments column added:

**Table 39. Local Plan Infrastructure table update**

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments	Status
<b>Children and Education Services</b>							
1	Early years	Provision of additional 545 full time equivalent early years places (for three and four year olds) to meet identified need.  Extending the early years' places to the most disadvantaged 2 year olds.	Borough wide	LB Camden – Children, Schools and Families Directorate	2017-2031.	Funding partly through S106 where need arises. Potentially through CIL in the future. Places based on statutory requirement of 15 hours per week.  From September 2014, the Government extended eligibility to the 40% of the most disadvantaged 2 year olds. It is expected over 900 children in Camden will be able to qualify	Ongoing project
2	Primary Schools	Expansion of Kingsgate School, Liddell Road (2 Form entry).	West Hampstead (North West sub area)	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2016/17	Schools' capacity is planned taking into account projected population growth and information on housing sites (e.g. Camden's Site Allocations).  Government funding is used for school place provision and some developer contributions (including provision in kind). Liddell Road is one of the Council's Community Investment Programme schemes.  Provision at King's Cross	New school building to open at Kingsgate School in September 2017.

						Academy, Kingsgate School and Hawley is considered to provide sufficient primary school places until at least 2024. Additional capacity of 1FE could potentially be made available at Edith Neville school if required – see below.	
3	Primary Schools	New school (2 Form entry) – King's Cross Academy.	King's Cross (South of Euston Road sub area)	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2015	As above	Delivered – 2 Form Entry from 2015/16.
4	Primary Schools	Hawley School – additional 123 places (as part of the Hawley Wharf development)	Camden Town with Primrose Hill (Central North sub area)	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2016/17	As above	In September 2016 Hawley Primary School expanded into new buildings in the Hawley Wharf development (1 Form Entry).
5	Primary Schools	Abacus Belsize School – expansion of provision (1 Form entry) (unconfirmed).	Belsize (Central North sub area)	Free school / Department for Education	2017	As above.	Abacus Belsize School (1 Form Entry) is temporarily located at Jubilee Waterside Centre, Camley Street.  Camden's Planning Committee rejected proposals for the conversion of Hampstead Police Station to provide a 2 Form Entry school in July 2016.

6	Primary Schools	Redevelopment of Edith Neville School and Children's Centre	St Pancras and Somers Town	LB Camden – Children, Schools and Families Directorate	2018	Redevelopment to provide school with improved facilities and flexibility to expand to a 2 Form Entry school in the future, being delivered as part of the Central Somers Town project which forms part of Camden's Community Investment Programme.	Edith Neville to be rebuilt as a 1 Form Entry school commencing late 2017 with new flexible/ adaptable buildings expected to be open late 2018. The school will be able to expand to 2 Form Entry in future years, if required in the locality.
7	Primary Schools	Relocation of Maria Fidelis Lower School	Euston	Education Funding Authority (EFA)	2017/18	Relocation of Maria Fidelis Lower School to a consolidated site at Phoenix Road/Drummond Crescent.	Construction of the new Maria Fidelis school building commenced in 2016/17. This is on a site between Drummond Crescent and Phoenix Road, Somers Town. Completion expected in 2018/19, after which the existing buildings will be demolished.
8	Primary Schools	Additional Primary School provision at Euston as part of mixed use development	Euston	Future development partner(s)	2024-2030	Provision at Euston will be to meet demand associated with new development and will be delivered as part of and alongside mixed use development at Euston and/ or the expansion of existing schools in the locality where feasible.	Ongoing project
9	Primary Schools	Primary School improvement works – scope of works will differ for each school but will typically include: technology/science teaching facility upgrades, acoustic improvements, kitchen and dining room improvements	Borough wide	LB Camden – Children, Schools and Families Directorate	2017-2031	Community Infrastructure Levy (strategic portion).	Ongoing project.  Significant levels of S106 funding has been spent on Science, Technology, Engineering & Maths (STEM) at a number of Camden schools including Eleanor Palmer, Gospel Oak and Argyle Primary Schools.

		and accessibility improvements.					
10	Secondary Schools	Maintaining secondary school provision to meet the demand for places.	Borough wide	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2017-2031	<p>Schools' capacity is planned taking into account projected population growth and information on housing sites (e.g. Camden's Site Allocations).</p> <p>Government funding and some developer contributions (including provision in kind) are used for school place provision.</p> <p>There are expected to be sufficient school places until 2024/25, although 'bulge classes' / fixed term expansion may be required in 2022/23 and 2023/24. Regent High School can potentially provide 2 Form Entry at the point when needed.</p> <p>Additional capacity is likely to be needed to serve development in the Euston area.</p>	<p>Ongoing project.</p> <p>Regent High School has been remodelled and will be able to provide an additional 2 Form Entry when needed. This is expected to occur around 2019/20.</p> <p>During 2016/17, Camden School for Girls increased their admission number to 120.</p>
11	Secondary Schools	Site specific modernisation (including ICT improvements) and building works, including accessibility improvements	Borough wide	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2017-2031	Community Infrastructure Levy (strategic portion)	<p>Ongoing.</p> <p>During 2016/17, the Council continued to invest Section 106 funds on school provision. Funds transferred to school budgets (approx. £3.5 million) will deliver improvements to the capacity of schools, in particular for STEM subjects (Science, Technology, Engineering and Maths) at 9 schools.</p> <p>Going forward, new developer funding for</p>

							school works will be secured through the Community Infrastructure Levy rather than Section 106.
12	Further Education	Gross demand of 1,030 places – 830 sixth form places and 195 Form Entry College and work based learning places	Borough wide or elsewhere in Greater London	Education Funding Agency and Skills Funding Agency	2017-2031	<p>The Further Education provider is Westminster Kingsway College (WKC).</p> <p>The gross demand data was estimated by AECOM as part of the Camden Infrastructure Study using standard benchmarks for Further Education. No data was available from WKC.</p>	Planning permission was granted in 2015 for a scheme to repair, rebuild and remodel facilities at Parliament Hill and William Ellis schools. This included approx. 900sqm of floorspace for the use of LaSWAP Sixth Forum (Sixth Form Centre comprising four small but closely linked sixth forms). The project had not started by the end of 2016/2017. A revised planning application was being prepared.
13	Adult Learning.	281 additional adult learning places will be required to meet growth in population.	Borough wide (and within other London Boroughs)	Skills Funding Agency / various providers including WKC and City Lit.	2017-2031	LB Camden provides a package of Adult Community Learning supported by the Community Learning and Adult Skills Budget.	Ongoing project.
<b>Healthcare Services</b>							
14	Primary Healthcare – GPs.	Gross demand of 19 additional full time equivalent GPs.	Borough wide	NHS England and Camden Clinical Commissioning Group	2017-2031	<p>There are a number of models of delivery for meeting increased GP provision including the creation and expansion of facilities and co-location with other community services.</p> <p>Gross demand estimate: AECOM Infrastructure Study</p>	<p>The North Central London Sustainability and Transformation Plan (2017) identified issues arising from the ageing of the primary care workforce and recruitment of new staff. A significant number of practices in the area provide accommodation which is no longer fit for purpose. (More details at: <a href="http://www.candi.nhs.uk">www.candi.nhs.uk</a>)</p> <p>The Brookfield Park Surgery moved to new</p>

						Existing provision is considered to be vulnerable to expiry of leases, retirement of GPs and poor quality premises.	premises as part of the Chester Balmore development in April 2016
15	Other healthcare facilities	Proton Beam Therapy cancer treatment facility	Bloomsbury	UCLH NHS Foundation Trust	Planning Application granted 2013/-8192/P	Under construction	<p>The UCLH facility is expected to open in 2020. It is located in Grafton Street.</p> <p>More information is available on the University College London Hospitals website:</p> <p><a href="https://www.uclh.nhs.uk/aboutus/NewDev/NC/F/Pages/Home.aspx">https://www.uclh.nhs.uk/aboutus/NewDev/NC/F/Pages/Home.aspx</a></p>
16	Other healthcare facilities	New laboratory/research space for Institute of Immunity and Transplantation and patient hotel	Gospel Oak, Hampstead Town	Royal Free	Planning application submitted to LBC (2014/-6845/P)	Application approved.	<p>Construction is expected to commence in 2018.</p> <p>More information is available on the Royal Free London website:</p> <p><a href="https://www.royalfree.nhs.uk/about-us/investing-in-our-future/pears-building/">https://www.royalfree.nhs.uk/about-us/investing-in-our-future/pears-building/</a></p>
17	Other healthcare facilities	New head and neck outpatient hospital	Bloomsbury	UCLH NHS Foundation Trust	Planning application submitted to LBC (2015/-1281/P)	Application approved.	<p>Services currently provided by UCLH at the Eastman Dental Hospital and Royal National Throat, Nose and Ear Hospital will be provided from the new centre on Huntley Street, expected to open in 2019.</p> <p>More information is available on the University College London Hospitals website:</p> <p><a href="https://www.uclh.nhs.uk/aboutus/NewDev/phase5/Pages/Anewworldleadingcentre.aspx">https://www.uclh.nhs.uk/aboutus/NewDev/phase5/Pages/Anewworldleadingcentre.aspx</a></p>



<b>Adult Social Care</b>							
18	Community Resource Centre at Greenwood Place.	A new day care facility providing services for people with dementia, mental health conditions and learning difficulties. It will also host the Centre for Independent Living giving advice and support for people with disabilities.	Kentish Town	LB Camden – Adult Social Care	2018	<p>A Community Investment Programme (CIP) project. The proposal provides accommodation for each client group as well as flexible, communal space. Funding from capital receipts, disposal of existing facilities and Section 106.</p> <p>Provides additional capacity for young people with profound and multiple learning difficulties who use services outside of Camden.</p>	The Community Resource Centre is expected to open in 2018.
19	New facility in Crogsland Road	Development of a new resource centre with provision of extra care flats for older people	Haverstock	LB Camden – Adult Social Care	2017	Replacement of Charlie Ratchford Resource Centre in Belmont Street.	Planning permission was granted in 2016 for a new day centre and 38 extra-care residential flats (2015/0921/P).
20	Holmes Road Hostel	Redevelopment of the hostel to create 59 studio units for single homeless people	Kentish Town	LB Camden – Housing and Adult Social Care	2016	A Community Investment Programme (CIP) project. Disposal of one hostel contributing to the redevelopment of two sites (Mount Pleasant opened in 2014 providing 50 studio units).	The project involved converting part of a former workhouse into 59 units of ensuite studio accommodation with training rooms and was delivered in 2016.
<b>Leisure and Community Facilities</b>							
21	Increasing capacity of sports halls	This is likely to be met through the provision of new sports halls, extending opening hours and optimising the use of existing	Borough wide taking account of existing provision	Private developer / Schools through dual-	Plan period.	The Open Space, Sport and Recreation Study 2014 identified the need for additional sports hall provision. At least a further 3 multi-purpose sports halls is estimated to be needed to meet demand.	No additional capacity was identified during 2016/17.

		facilities, including shared-use agreements		use agreements		<p>An indoor MUGA facility is expected to open at King's Cross Central in 2016 and a new sports hall is also expected to be delivered in this area by 2021.</p> <p>Potential for Community Infrastructure Levy to be used to refurbish and maintain existing sports facilities.</p>	
22	Provision of a gymnastics facility	The specialist facilities provided at Talacre Community Sports Centre are at full capacity.	Borough wide taking account of existing provision	LB Camden / private developer	Plan period.	There is currently no commitment to increase provision but there would appear to be an unmet demand, This is included in the overall demand for sports halls referred to above.	<p>No additional capacity was identified.</p> <p>Gymnastics sessions for young people with disabilities were introduced at Talacre Sports Centre in January 2017.</p>
23	Additional tennis provision	New tennis facilities are likely to be needed to support growth.	Borough wide taking account of existing provision	LB Camden / private developer	Plan period	The Open Space, Sport and Recreation Study (2014) identified the need for an additional 4 tennis courts to meet demand.	No additional capacity was identified during 2016/17.
24	Provision of new public open space and enhancement of existing spaces and their facilities.	New public open space will be secured through development schemes, with priority given to deficiency areas.	Borough wide taking account of deficiency areas	Private developers / LB Camden Parks and Open Spaces working with landowners, land managers and community	Plan period	<p>This will be delivered through the implementation of Local Plan Policy A2.</p> <p>Developers to address site-specific need and mitigate impact on existing provision through Section 106 agreements. CIL will potentially fund some strategic park improvement projects which are not directly related to individual development proposals.</p>	<p>The Council is continuing to implement the Green Spaces Investment Programme. Examples of projects completed during 2016/17 include:</p> <p>Falkland Place open space (Kentish Town): Renewal of neighbourhood open space with improved play offer and increased green infrastructure (approx. £90,000 – part Section 106 funded)</p> <p>St Martin's Gardens (Camden Town): Renewal of play area in this popular park, to</p>

				management		<p>The Council's Green Spaces Investment Programme is a 5 year programme funded by a combination of developer contributions, capital funding and external grants. Some funding likely to be raised through ward proportion of CIL for community identified projects.</p> <p>enhance the play offer and improve its appearance (approx. £70,000 – fully funded through Section 106)</p> <p>Quex Road open space (Kilburn): Renewal of local play area with new equipment and surfacing (approx. £82,000 – part Section 106 funded)</p> <p>Rochester Terrace Gardens (Kentish Town, Cantelowes ward): Enhancement work to neighbourhood green space, including sustainable planting and new play equipment (approx. £35,000 – fully funded through Section 106).</p> <p>At Lincoln's Inn Fields a new perimeter hedge was planted to screen the road and provide biodiversity value.</p> <p>Outdoor gyms were renewed during Summer 2016 at: Maygrove Peace Park (West Hampstead); Swiss Cottage Open Space; Cumberland Market (Regent's Park Estate); Cantelowes Gardens (next to Camden Road); Gospel Oak and Kilburn Grange.</p> <p>From December 2016, public access was secured to Cartwright Gardens through a planning condition in December 2016.</p> <p>New public spaces have been fully opened at various locations within the King's Cross Central development, including Gasholder Park - a sculpted canopy and circular lawn; Lewis Cubitt Square - a civic square with water features providing events space; Lewis</p>
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						<p>Cubitt Park - a treed and grassed amenity space and Wharf Road Gardens - a green route with lawns and seating connecting Granary Square with York Way.</p> <p>During 2016/17, development at 187-199 West End Lane (West Hampstead) was being constructed (2011/6129/P). This includes the provision of a new town square (approx. 640sqm) at the eastern end of the site fronting onto West End Lane.</p> <p>Construction of the former King's College London site south of Kidderpore Avenue (off Finchley Road) was taking place (2013/0685/P). The scheme has planning permission to provide approx. 1,600sqm of communal open space across the site with approx. 1,970 sqm of private garden space and 1,345 sqm of private balcony space.</p> <p>Construction was also underway for the former King's College London site to the north of Kidderpore Avenue (2015/3936/P). This involves the loss of approx. 900 sqm of designated private open space which forms part of a Site of Importance for Nature Conservation (SINC). The delivery of this scheme is intended to bring approx. 4,300 sqm of open space into public use.</p> <p>Planning permission was also granted for the Central Somers Town scheme (2015/2704/P). This includes plans to reconfigure and upgrade the public open space. There would be a reduction in the amount of private open space (6,170 sqm to 4,775 sqm) largely from this space becoming publicly accessible but no overall loss of</p>
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							<p>open space.</p> <p>The provision of replacement homes in connection with the development of High Speed 2 involves the development and reconfiguration of open space within Regent's Park Estate (2015/3076/P). The implementation of this scheme will lead to an overall loss of open space of 47 sqm within the estate. To mitigate the loss of open space, service roads and car parks will be turned into new areas of open space.</p> <p>As a result of the HS2 scheme a number of opens spaces in the area will be impacted, some permanently and some for the duration of construction. St James's Gardens next to Euston station and Hampstead Road open space will be lost and Euston Square Gardens will be closed for the duration of construction. There are a range of mitigations proposed to attempt to offset this loss, including improvements to existing open spaces and longer term permanent replacement is considered through the HS2 Act and the longer term masterplanning for the area.</p>
25	Improving access to nature through biodiversity enhancing measures in new development.	Biodiversity gains are achieved through the provision of new natural greenspaces in major developments and enhancement measures delivered through other schemes e.g. green roofs, wildlife corridors, biodiversity enhancing	Borough wide taking account of deficiency areas	Private developers / LB Camden Parks and Open Spaces	Plan period	<p>This will be delivered through the application of Local Plan Policy A3.</p> <p>Camden's Biodiversity Action Plan (BAP) runs 2013-2018.</p> <p>There are three key areas of focus:-</p> <p>1. Access to Nature</p> <p>2. The Built Environment</p>	<p>During 2016/17, £39,000 of Section 106 funds helped the Camden Green Gym (<a href="http://www.tcv.org.uk/london/green-gym-london/camden-green-gym">www.tcv.org.uk/london/green-gym-london/camden-green-gym</a>) deliver biodiversity enhancements throughout the Borough, including 5 new native hedgerows, a wildflower meadow, 3 ponds, 2 stag beetle loggeries, an orchard, 2 insect hotels and 8 new community gardens.</p> <p>A new community green gym was established in West Hampstead, through</p>

		landscaping.  The Council is working with partners to develop the biodiversity value of parks and the use of nature sites as an educational resource.				3. Open Spaces and Natural Habitats Developments will be required to mitigate their impact through Section 106 agreements.	investing in volunteer training and capacity building. They are able to independently manage wildlife habitats at Westbere Copse Local Nature Reserve, the Jane Evans Nature Reserve and Mill Lane Open Space.  As noted under Item 24 above, the development of part of a designated SINC at the former King's College London site would result in the loss of part of a designated SINC – approx. 900 sqm. To mitigate this loss the Council has secured various measures to ensure the biodiverse value is maintained, such as the provision of bird boxes and bug hotels, use of the western courtyard as a biodiverse landscaped area with pond and the planting of native species across the site.
26	Improvements to the quality and access of playspace for children and young people	New and refurbished playspace for children and young people	Borough wide taking account of deficiency areas		Plan period	Developers to address site-specific need and mitigate impact on existing provision through Section 106 agreements. Some strategic playspace improvements may potentially be delivered through CIL funding.  The Open Space Study shows all wards in the Borough have areas outside of the catchment area for formal children's play facilities.	Please see item 24
27	Establishment of new allotments and food growing areas.	Expansion of opportunities for food growing including incorporation of allotments and community gardens in major developments,	Borough wide taking account of deficiency areas.	LB Camden Parks and Open Spaces / allotment associations / private	Plan period	The identified space for food growing may be secured on development sites through planning conditions or Section 106 agreements.  The spatial provision of allotments	No additional capacity was identified during 2016/17.

		planting of food growing strips, roof gardens, re-use of open space (e.g. housing estate amenity space) and temporary use of vacant or derelict land and buildings.		organisations and voluntary groups		is uneven with around half of all households outside the catchment area for council or community managed allotments.	
28	Street trees programme	Planting of additional street trees to ensure 800 new trees are planted. New developments and public realm schemes to include trees in their design wherever possible.	Borough wide	LB Camden Trees team and Highways / Transport for London	Plan period – new tree target (2010-2020).	<p>The Council will ensure new trees are considered as part of new developments in the design process, including use of Section 106 agreements.</p> <p>Potential funding through CIL for street trees as part of general public realm works in the future.</p> <p>Funding support will be sought from the Mayor of London /TfL in appropriate cases.</p>	425 trees were planted in 2016/17. Higher levels of planting are difficult to achieve because of the presence of underground utility pipes and wires.
29	Libraries	Review of library service being undertaken by the Council.	Borough wide	LB Camden Culture and Leisure	2016 onwards	The Council ran a 12 week consultation on future options for the running of the library service during Summer/Autumn 2015. A new Library Strategy is being prepared by the Council and is expected to be implemented in April 2016.	<p>All libraries in Camden remained open in 2016/17. During the year, open access technology was introduced at a number of locations allowing customers to access services without staff support.</p> <p>There has also been continuing investment in the Camden e-library to improve access to books.</p>
30	Community Centres	Upgrading of community centres	Various locations	LB Camden	2017-2020.	Potential use of S106 funding to address site-specific need and impact on existing provision,	The new St Pancras Community Centre building in Plender Street opened in 2016. It provides space for meetings, sports events

						<p>particularly on large sites.</p> <p>Projects being implemented include:</p> <p>Reprovision of St Pancras Community Centre;</p> <p>Repair and improvements to Highgate New town Community Centre;</p> <p>Redevelopment of the Surma Centre;</p> <p>New Abbey Community Centre proposed as part of the</p> <p>Abbey area redevelopment project.</p> <p>Potential use of CIL for general upgrades of community facilities or new provision where the need for this is unrelated to a specific development.</p>	<p>(football and netball), catering and childcare.</p> <p>Planning permission was granted in 2017 for redevelopment of Highgate New Town Community Centre and Fresh Youth Academy to be reprovided in new buildings, alongside the provision of new flats (2016/6088/P).</p> <p>No planning applications to date for new community provision at the Surma Centre.</p> <p>A hybrid application for the phased development of the Abbey Co-op housing sites comprised a detailed application for Phase 1 and outline for Phases 2 &amp; 3 (2013/4678/P). Reserved matters applications for Phases 2 and 3 of the Abbey area scheme had not been submitted by the end of 2016/17 (Phase 3 would provide for the re-provision of community floorspace).</p>
<b>Strategic Transport</b>							
31	London Overground capacity improvements on North London Line	<p>5 car trains being introduced to reduce crowding.</p> <p>This will potentially increase to 6 car operation, subject to</p>	Highbury and Islington to West Croydon/Clapham Junction and Richmond/Clapham	Transport for London / Network Rail	2015 2019-2024.	<p>London Overground Capacity Improvement Project.</p> <p>The North London Line runs east to west through Camden; there are 6 stations on this line in the Borough</p>	Five-car trains are now operating on most Overground lines.



		Old Oak Common being delivered.	Junction to Stratford				
32	London Overground Gospel Oak – Barking line	Electrification project to allow operation of longer, electric trains.	Gospel Oak to Barking line	Network Rail	By 2017	The Gospel Oak line has one station in Camden at Gospel Oak	The civil engineering works being undertaken by Network Rail have taken longer than anticipated. Completion now expected in 2018.
33	Crossrail 1	Delivery of east-west new railway through London from Reading/ Heathrow to Abbey Wood and Shenfield	Central Activities Zone	Transport for London and Department for Transport	2017-19	Linked to the realisation of regeneration and intensification opportunities within the Central Activities Zone. Crossrail stations at Tottenham Court Road and Farringdon most likely to support Camden's growth. Funding from public bodies, Mayoral CIL and Business Rate Supplement.	Running of trains through Central London stations including Tottenham Court Road and Farringdon expected to commence in December 2018.
34	Crossrail 2	Planned to relieve mainline rail terminals and crowding on London Underground lines. It would link south west and north east London. Stations being proposed in the Borough are at Tottenham Court Road (to link with Crossrail 1) and off Euston Road.	Cross borough	Transport for London and Department for Transport.	By 2030	Updated 'safeguarding directions' for Crossrail 2 were issued by the Secretary of State for Transport in March 2015.  The estimated cost is £12-20bn at 2012 prices.	Funding arrangements to be determined. Potential contribution from Mayoral CIL 2.
35	High Speed Two (HS2)	New railway linking London Euston and Birmingham Curzon Street (Phase 1).	Cross borough	Department for Transport / HS2 Ltd	Phase 1 completion due 2026;	The Secretary of State for Transport has issued 'safeguarding directions' for the HS2 rail line.	Phase 1 of High Speed Two between London and Birmingham received Royal Assent on 23 February 2017.

		Further extension to cities north of Birmingham (Phase 2)			Phase 2 in 2033	Planned construction start date is 2017.	
36	Potential redevelopment of Euston Station	Comprehensive redevelopment of Euston railway station – potentially a component of High Speed 2.	Euston area	Network Rail / Transport for London / HS2	Late 2020s	The Euston Area Plan is intended to help shape change in the area around Euston Station up to 2031. It was prepared jointly by Camden Council, the Greater London Authority and Transport for London. Euston is identified as a Growth Area for significant development in this Plan regardless of whether HS2 goes ahead. Camden will also prepare a planning brief to guide the redevelopment above and around the station	Camden Council published principles for the Euston Area Planning Brief in 2017.  The draft Planning Brief will be published for consultation in 2018.
37	Thameslink Programme	To allow operation of up to 24 trains per hour during peak periods with longer 12 car trains, significantly enhancing capacity	Cross borough	Network Rail	By 2018	The Thameslink runs north-south from Bedford to Brighton with stations in Camden at West Hampstead, Kentish Town, St Pancras and Farringdon. The Thameslink Programme will provide new destinations including Peterborough and Cambridge.	Up to 24 trains per hour to be delivered during 2018. During 2016/17, new trains commenced running on the Thameslink network. During 2018 Thameslink is expected to commence running direct services to/from Peterborough and Cambridge.
38	Northern Line Upgrade and Extension	Increasing service frequency and capacity to at least 30 trains an hour on main branches at peak periods.	Cross borough	Transport for London	2020	Northern line runs from Edgware and High Barnet/Mill Hill East to Morden through the West End and the City. There are stations in Camden at King's Cross, Euston, Warren Street, Goodge St., Tottenham Court. Road, Mornington Crescent, Camden	Main tunnelling on the extension to Battersea completed in 2017; new services expected to commence by 2020.

						Town, Chalk Farm, Belsize Park, Hampstead and Kentish Town.	
39	Piccadilly Line improvement	Renewal of signalling and train fleet	Cross borough	Transport for London	Mid 2020s	Piccadilly Line runs from Heathrow to Cockfosters. There are stations in Camden at King's Cross, Russell Square and Holborn.	Long-term project
40	Rebuilding of Tottenham Court Road Station	Provision of new ticket halls to serve the Underground and Crossrail 1. Provision of step free access.	Tottenham Court Road	Transport for London and Department for Transport	2016-2018	Tottenham Court Road station is now refurbished with a new ticket hall and step free access and full completion is due in 2018 when Crossrail (Elizabeth line) services commence.	This is largely complete; Elizabeth line due to open in December 2018 (between Paddington and Abbey Wood).
41	Improvements to Camden Town Underground Station	Station upgrade to increase capacity and provide step-free access from street to platforms.	Camden Town	Transport for London	2019-2024	Subject to funding	<p>Consultation on capacity upgrade and provision of step-free access was undertaken by Transport for London in Summer 2017. TfL is looking to triple the size of the station and provide a second entrance.</p> <p>If permission is granted, the upgrade would start in 2020 and take about 4 years to complete.</p>
42	Capacity upgrade of Holborn Underground Station	Station upgrade to increase capacity and provide step-free access from street to platforms.	Holborn	Transport for London	Mid 2020s	Subject to funding	<p>Consultation on capacity upgrade and provision of step-free access was undertaken by Transport for London in late 2017. TfL wish to increase space for interchange between Piccadilly and Central lines and provide a second entrance.</p> <p>If permission is granted, the upgrade would start in 2021 and major works would be</p>

							completed in two phases ending in 2025 and 2027.
43	West Hampstead Overground station improvements	Enhanced accessibility and station facilities	West Hampstead	Transport for London	2016-2017	Funding secured. Planning application approved 2015.	Work is under way to redevelop this station. It is funded by the Department for Transport's Access for All fund and developer contributions. Completion expected in 2018.
44	LU Sub-surface upgrade	New train fleets and new signalling system to allow increased service frequency on Circle, Hammersmith and City and Metropolitan Lines	Cross borough	Transport for London	By 2023	Stations in Camden on the Circle, Hammersmith and City and Metropolitan Lines are Euston, Kings Cross St Pancras and Euston Square.	The track and signalling systems on the Circle, District, Hammersmith & City and Metropolitan lines are being upgraded through an integrated project (Four Lines Modernisation/4LM). New signalling was installed on the first section in 2017.
45	Night Tube	London Underground will provide night time running on a number of lines on Fridays and Saturdays	Cross borough	Transport for London	From 2016	Initially this service will run on the Jubilee and Victoria lines and parts of the Central, Northern and Piccadilly lines. TfL plans to expand this onto other tube lines once modernisation works have been completed. It is envisaged night running could extend to parts of the Overground network from 2017.	This has now commenced on these lines.  TfL plan to run the London Overground Night Service on Friday and Saturday nights between New Cross Gate and Highbury & Islington from 2018.
46	Step-free access	Step-free access stations have lifts or ramps (or a combination of both) – so that customers don't have to use escalators or stairs to	At specified stations	Transport for London	By 2024	Step-free access is currently programmed at the following stations:  Tottenham Court Road – by 2016/17,  West Hampstead Overground – by 2017/18,	Tottenham Court Road improvements have been delivered.  West Hampstead Overground station is being redeveloped.  Camden Town and Holborn – see entries 41 and 42 in this table.

		move between the street and platform.				<p>Camden Town and Holborn – by 2023/24 (TfL website).</p> <p>There are a number of stations where step-free access is still not committed including West Hampstead Underground station, Kentish Town National Rail station, Kentish Town Underground station and Kentish Town West on the London Overground.</p> <p>The responsibility for making stations and platforms fully accessible lies with the railway industry (Network Rail, Train Operating Companies and/or TfL depending on the station).</p>	
47	West End Project	Introduction of two-way traffic at Tottenham Court Road and Gower Street and public realm improvements at Euston Circus, St Giles Circus and Princes Circus.	Central Activities Zone	LB Camden with partners	2015-2017	Transport for London funding and S106 contributions.	During 2016/17, money continued to be collected from planning contributions. which will be used to fund the project alongside Council resources, TfL grant and other third party contributions. In 2017, tendering was undertaken for the main contract works for the construction and implementation of this scheme and work will get underway in 2018.
48	Holborn Improvement Project	A major scheme supporting improvements in the area being delivered through Crossrail, In Midtown Business Improvement District	Holborn	LB Camden with partners	2016-2021	Potential Transport for London funding, subject to a successful bid. This is distinct from the capacity upgrade of Holborn Underground Station.	Elements of the scheme to be taken forward through Camden's Local Implementation Plan. Consultation planned in 2018.

		and at Holborn Underground Station					
49	Holborn and Bloomsbury Area Scheme	Urban realm and road safety improvements, reducing traffic dominance.	Holborn	LB Camden with partners	By 2018	<p>The Council maintains a rolling three year programme of investment with an annual financial allocation made by TfL to support delivery.</p> <p>Area based schemes are funded through a block grant from Transport for London (part of the Corridors, Neighbourhoods and Supporting Measures programme).</p> <p>Supplemented by funding from developer contributions and LB Camden funding. Works closely related to development on particular sites will be sought through s106 but other works will be funded through CIL.</p>	See item 48.
50	Kilburn Area Scheme	Urban realm and road safety improvements, regeneration of the High Street.	Kilburn	LB Camden with partners	By 2017	As above	Elements of the scheme to be taken forward through Camden's Local Implementation Plan, particularly to address road safety as the High Road is a casualty 'hotspot' in the Borough. Consultation planned in 2018.
51	King's Cross Area Scheme	Walking, cycling and urban realm improvements. Addressing the gyratory and movements north-south across Euston Road. Also see	King's Cross	LB Camden with partners	By 2016	As above	This has been delayed pending the outcome of a Public Inquiry for the Torrington Place to Tavistock Place Traffic Order (which involves making a trial of temporary traffic changes permanent).

		number 58 in this table.					
52	Farringdon Area Improvements	Urban realm and cycle permeability measures	Routes to Farringdon station	LB Camden with partners	By 2018	As above	Being delivered over three phases. Phase 1 (pedestrian crossing and bus reliability measures such as converting single yellow to double lines and restrictions on loading at any time on Gray's Inn Road) completed in 2016/17. Phase 2 (further permeability, footway and public realm improvements) to be prepared for consultation and delivery in 2017/18. Phase 3 to follow (provision of cycle lanes and bus priority measures on Gray's Inn Road).
53	Camden and Kentish Town and Wider Area Scheme	Improving cycle permeability with a focus on east-west routes and extending the Royal College Street cycle route. Also see number 59 in this table.	Camden Town and Kentish Town	LB Camden with partners	By 2022	As above	The Royal College Street cycle route has been extended to Camden Town. The wider Area Based Scheme has not yet been implemented.
54	Borough-wide schemes	Schemes include advanced stop lines for cyclists, a borough-wide 20mph limit, pedestrian signage and way-finding and cycle hire		LB Camden	Rolling 3 year programme	<p>The Council maintains a rolling three year programme of investment with an annual financial allocation made by TfL to support delivery.</p> <p>These borough wide schemes are also supported by the block grant from Transport for London (part of the Corridors, Neighbourhoods and Supporting Measures programme).</p>	<p>Ongoing projects.</p> <p>The 20mph speed limit is in place.</p> <p>In the Council's Local Investment Programme (LIP2, 2014/15 to 2016/17) an allocation was set aside for each year to fund relatively small-scale cycle permeability measures, such as advanced stop lines outside of the main area-based programmes. Further allocations for cycle permeability measures are planned for 2018/19 and 2019/20.</p>

							<p>Camden is also funding an on-street cycle parking hangar programme which is intended to deliver 15-20 hangars in the Borough each year.</p> <p>Small allocations of funding for "Legible London" signage can be secured through Section 106 as a need arises (including maintenance for existing signs).</p>
55	Cycle Superhighway 11	A new cycle route from West Hampstead to Hyde Park Corner including improvements to Swiss Cottage gyratory	Cross borough	Transport for London / LB Camden	No committed date for works to commence	As above	<p>Not yet been implemented.</p> <p>Meetings were held with stakeholders during 2016 to discuss issues raised during the consultation on this project and the proposals have been amended.</p> <p>More detail is available on TfL's webpage: <a href="https://consultations.tfl.gov.uk/cycling/cs-11/">https://consultations.tfl.gov.uk/cycling/cs-11/</a></p>
56	Quietways	Cycle routes intended to link destinations in the Central London area with back street routes, including parks and waterways	Central London	Transport for London / LB Camden	2016 onwards	As above	<p>TfL is working with London Boroughs to put Quietway routes in place across the capital.</p> <p>Quietway 1 (North): Covent Garden to Kentish Town and Quietway 2: Bloomsbury to Waltham Forest have been part-delivered.</p> <p>Quietway 3: Camden section has not yet been delivered.</p> <p>Progress on delivering the Quietways is tracked on TfL's website: <a href="https://tfl.gov.uk/travel-information/improvements-and-projects/quietways">https://tfl.gov.uk/travel-information/improvements-and-projects/quietways</a></p>



57	Central London Cycle Grid	A network of high quality and high volume cycle routes formed from cycle superhighways, quiet shared streets and local links	Central London	Transport for London / LB Camden and partners	By 2016	As above	<p>Quietways and Cycle Superhighways in Zone 1 will make up the Central London Grid. Some elements of Quietways have been delivered – see entry 56.</p> <p>During 2016/17, Camden Council approved commencement of detailed design works for elements of the North-South Cycle Superhighway scheme between Stonecutter Street and King's Cross within sections of the highway managed by LB Camden.</p>
58	King's Cross gyratory project	Transport for London led project to improve safety for road users and reduce the impact of traffic. Part of area scheme above (number 51 in this table).	King's Cross	Transport for London	By 2021	<p>The King's Cross project would focus on a number of 'A' roads in the King's Cross area within LB Camden and Islington. A feasibility study is underway and TfL (with LB Camden and Islington) aim to hold a public consultation on proposals in mid 2017.</p> <p>Modifications to the gyratories would potentially allow two-way running of traffic.</p>	See item 51.
59	Camden Town gyratory project	Transport for London led project to improve safety for road users and reduce the impact of traffic. Part of area scheme above (number 53 in this table).	Camden Town	Transport for London	By 2022	As above	See item 53.

60	Bus service enhancement	Bus service enhancements where required to mitigate the impacts of growth	Borough wide	Transport for London	Plan period	Enhancements to the frequency, capacity and routing of bus services to mitigate the impacts of growth.  Funded by developer contributions to support the impacts of larger developments.	Ongoing project  Enhanced frequencies on the 390 bus service are planned from 2018.
61	Highways maintenance and improvement	Provision, improvement, replacement, operation or maintenance of highway infrastructure (including carriageways, footways, drainage and street lighting)	Borough wide	LBC Highways	Plan period	Community Infrastructure Levy (strategic portion)  Excludes site-specific accessibility improvements (highway and related works) and vehicular crossovers which will continue to be funded through developer agreements.	Ongoing project
<b>Utilities and Physical Infrastructure</b>							
62	Water supply	Every five years water companies produce Water Resources Management Plans (WRMPs) which set out the current water supply-demand balance and use population projections to ensure that future population growth is	Barrow Hill and rest of Borough	Thames Water	2015-2020	The WRMP contains specific resource development schemes and demand management actions.  Thames Water's WRMP 2015-2040 shows there is a forecast surplus of supply in Camden for 2026.	Thames Water has submitted their annual review of the current WRMP covering the period 2016 to 2017 to the Secretary of State.  It can be viewed on the Thames Water website: <a href="https://corporate.thameswater.co.uk/about-us/our-strategies-and-plans/water-resources/our-current-plan-wrmp14">https://corporate.thameswater.co.uk/about-us/our-strategies-and-plans/water-resources/our-current-plan-wrmp14</a>

		planned for. A c.25MI capacity reservoir has been commissioned at Barrow Hill to provide adequate storage capacity.					A broader company-wide annual review against a range of indicators is set out in "Here for you": Annual performance report 2016/17 can be viewed here: <a href="https://www.thameswater.co.uk/-/media/Site-Content/Thames-Water/Corporate/AboutUs/our-business/our-performance/Annual-performance-report-2016-17-combined.pdf">https://www.thameswater.co.uk/-/media/Site-Content/Thames-Water/Corporate/AboutUs/our-business/our-performance/Annual-performance-report-2016-17-combined.pdf</a>
63	Wastewater	<p>A London wide issue is the frequent discharge of storm sewage into the River Thames.</p> <p>The London Tideway Improvement Programme intends to address the issue through the upgrade and extension of Sewage Treatment Works, the construction of the Lee Tunnel and Thames Tideway Tunnel. The current programme of upgrades will accommodate London's growth to 2021. The Thames Tunnel is expected to be complete by 2023.</p>	Whole Borough	Thames Water	Plan period	<p>Investment is financed through charges to water company customers.</p> <p>Thames Water seeks approval of strategic growth schemes from OFWAT through a 5 year periodic review (the next review is in 2019).</p>	Link to Thames' Annual performance report 2016/17 is above.

64	Development of local heating networks	<p>Development of a Combined Heat and Power network in Somers Town to heat four estates and potentially commercial buildings</p> <p>Francis Crick Institute development to provide heat to four estates</p> <p>Priority areas for further investigation</p>	<p>Somers Town, Euston and potentially other parts of the Borough</p> <p>Areas to the South of Euston Road (Russell Square and Great Ormond Street clusters), areas in the centre of the borough (South Camden and Camley Street clusters), Kentish Town and Kilburn</p>	LB Camden	Plan period	<p>This will be delivered through the application of Local Plan Policy CC1.</p> <p>Extensions to heating networks can potentially be funded by developer contributions (Section 106 or CIL) and the Council's Community Investment Programme</p> <p>The Council will require all new major developments to assess the feasibility of connecting to an existing energy network, or where this is not possible establishing a new network.</p>	<p>No work was completed on the Somers Town heat network in 2016/17.</p> <p>Phase 1 was completed and began operating at the end of 2015. This Decentralised Energy Network supplies heating and hot water to 339 homes across 4 estates.</p> <p>Phase 2 works are due to start in 2018. This is expected to include the installation of a Combined Heat and Power unit.</p> <p>A feasibility study for a heat network in Kentish Town West has been commissioned.</p>
65	Waste Management	Modern waste facilities to manage North London's waste. This includes the North London Heat and Power Project – the development of an Energy Recovery Facility (ERF) for use by seven North London Boroughs including Camden	Including Edmonton EcoPark (LB Enfield) – the proposed location for the ERF	North London Waste Authority	2025	The North London Waste Authority is applying for a Development Consent Order for the Energy Recovery Facility.	The Secretary of State has granted the Development Consent Order to the North London Waste Authority

66	Digital connectivity	Improved internet access through the acceleration of high speed connectivity, including public wireless systems.	Borough wide with a focus on where this maximises benefits for the community and business	LB Camden, GLA, BT Openreach and other industry partners	Plan period	Camden's Digital Strategy sets out a series of actions to support the uptake of high quality, next generation connectivity. This includes better connections for businesses and residents already on-line, tackling the 'digital divide' where people lack the confidence to use IT and the greater use of digital technology in delivering services.	<p>The Council has continued to engage with operators to improve digital connectivity.</p> <p>Examples of projects delivered:</p> <p>Leases concluded with mobile and alternative broadband operators to lease rooftop spaces on Council owned buildings;</p> <p>UK Broadband deployed the first stage of installations across ten sites, increasing wireless broadband coverage for small businesses;</p> <p>Optimity investigation of sites to provide business grade wireless broadband.</p>
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**Table 40. Sustainable design**

<b>Application Number</b>	<b>Address</b>	<b>Development Description Summary</b>	<b>Pre BREEAM Score (commercial)</b>	<b>Code for Sustainable Homes level</b>	<b>Type of renewable/ proposed, and percentage CO2 reduction from renewable energy.</b>
2015/3406/P	15-17 Tavistock Place, London, WC1H 9SH	Demolition of existing shed buildings (Class D1) and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility (Class D1) with basement accommodation (2 floors) and associated plant on roof.	Excellent	N/A	PV panels & CHP, 15% reduction
2015/2575/P	32 Jamestown Road London NW1 7BY	Internal reconfiguration and alterations for refurbishment of existing offices (class B1), provision of central atrium, installation and relocation of plant, alterations to Jamestown and Canal Side facades and erection of new fourth and fifth floors to provide additional office floor space (class B1)	Very Good	N/A	CHP, 1.5% reduction
2016/6537/P	3 Pancras Square (Building B6) Kings Cross Central London N1C 4AG	Creation of additional retail space and ancillary storage space within existing basement (as approved under reference 2014/4125/P) for use in association with ground floor units; alteration to lower basement layout to form fire escape corridor; alterations to ground floor layout to form 5 retail units instead of 4 (Use Classes A1-A5); creation of additional signage zone on northern elevation and minor alterations to ground level openings on north elevation	N/A	N/A	N/A
2016/5580/P	Building Q2 King's Cross Central York Way London N1C 4UZ	Reserved matters relating to Plot Q2 within Development Zone Q for the erection of a two storey building for use as a sports hall and gym (Class D2) and public realm works to Wilberforce Street and York Way together with amendments to the public realm of the R4 Courtyard. As required by conditions 12, 14, 16-22, 27, 28, 31, 33- 38, 44, 45, 46, 48, 49, 50A, 51, 56, 60 and 63-67 of outline	Excellent	N/A	CHP, 10% reduction

Application Number	Address	Development Description Summary	Pre BREEAM Score (commercial)	Code for Sustainable Homes level	Type of renewable/ proposed, and percentage CO2 reduction from renewable energy.
		planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.			
2016/2910/P	317 Finchley Road London NW3 6EP	Erection of a part 7 part 10 storey (above basement and lower ground floor levels) building comprising 22 flats (Class C3) (4 x 1 bed, 17 x 2 bed, 1 x 3 bed) and a flexible commercial unit (Use Classes A1/A2/A3) to the ground and lower ground floors, associated public realm improvements including a new footpath to the north of the site, landscaping and associated works, following demolition of existing public house, retail unit and associated structures.	N/A	N/A	CHP, PV panels, 13.89%
2015/1444/P	Mansfield Bowling Club Croftdown Road London NW5 1EP	Creation of a new publicly accessible open space; enhanced tennis facilities including the reconfiguration and extension of the courts to provide an additional court and increased playing area to accord with LTA requirements; the provision of a new ancillary pavilion (Class D2) to replace existing ancillary buildings and structures providing community and leisure space; a new community garden; and the demolition and replacement of the existing bowling club building with a new part three storey, part 2 storey building providing 21 residential dwellings (Class C3) with associated access, parking and landscaping.	N/A	Level 4	PV, 9.44%
2015/0391/P	Arthur Stanley House 40 Tottenham Street London W1T 4RN	Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class	Very Good	Level 4	PV, Air Source Heat Pump, 7.6%

Application Number	Address	Development Description Summary	Pre BREEAM Score (commercial)	Code for Sustainable Homes level	Type of renewable/ proposed, and percentage CO2 reduction from renewable energy.
		D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1bed, 8 x 2bed, 1 x 3bed. affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews.			
2014/6845/P	Royal Free Hospital Pond Street London NW3 2QG	"Demolition of existing carpark and ancillary structures and erection of new 7 storey building, located on Heath Strange Garden site facing west to Hampstead Green footpath and Rosslyn Hill, containing laboratory/research space for Institute for Immunity and Transplantation, a patient hotel, Royal Free Charity offices plus a replacement carpark of 58 spaces, replacement memorial garden, plant and landscaping, all ancillary to Royal Free Hospital. "	Excellent	N/A	tbc
2014/7908/P	140-146 Camden Street London NW1 9PF	Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026 sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping.	Excellent	Level 4	tbc
2015/0921/P	Vacant site adjacent to no 11 Crogsland Road London NW1 8HF	Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre (Class D1) on the ground floor and 38 extra-care residential flats (Class C3) on the upper floors, plus roof terraces, communal gardens and minibus parking.	Excellent	N/A	tbc
2015/2366/P	Clifford Pugh House, 5-7 Lancaster Grove, NW3 4HE	Erection of six storey building (including basement and accommodation in roof space) to provide 15 flats (Class C3) (7x 1-bed, 1x 2-bed, 4x 2-bed and 3x 3-bed) with erection of glazed veranda, 2 gazebos, and store to garden and front boundary wall, following demolition of existing student	N/A	Level 4	tbc



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		accommodation (Class Sui Generis) and front boundary wall.			
2015/2704/P	Central Somers Town Covering Land At Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street And Purchase Street Open SpacLondonNW1	"Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:	Excellent	Level 4	tbc
2015/3052/P	42 Caversham RoadLondonNW5 2DS	• Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;	N/A	N/A	tbc
2015/3936/P	King's College London Hampstead Residence Kidderpore Avenue London NW3 7SU	• Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);	Excellent	N/A	tbc
2015/4404/P	Great Hall Lincoln's Inn Lincoln's Inn Fields London WC2A 3TL	• Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;	Very Good	N/A	tbc
2015/4774/P	Camden Lock Market SiteChalk Farm RoadLondonNW1 8NH	• Plot 4: Replacement school (Use Class D1) ;	Very Good	N/A	tbc
2016/1530/P	Kings Cross CentralDevelopment Zone W (Buildings W1 and W2) York	• Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);	Very Good	Level 4	tbc

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	Way London N1C 4AG				
2016/1771/P	Land lying to the South of 3 Malden Road London NW5 3HT	• Plot 6: 14no. residential units; and	N/A	N/A	tbc
2016/1877/P	Kings Cross Central - Main Site Building R8 Development Zone R York Way London N1C	Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).	Excellent	Level 4	tbc
2016/2075/P	Kings Cross Central Wharf Road Kings Cross London N1C 4AB	Provision of 11,765 sqm of public open space along with associated highways works and landscaping."	N/A	N/A	tbc
2016/2191/P	30 Museum Street London WC1A 1LH	Erection of basement plus 5-storey, 18 x unit residential development, following demolition of 11 x residential unit building.	N/A	N/A	tbc
2016/3510/P	Plot A4 Kings Cross Central York Way London N1C 4UR	Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling	N/A	N/A	tbc

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		facilities, plant equipment and landscaping works including tree removal across the site.			
2016/4208/P	Greater London House Hampstead Road London NW1 7AW	Excavation to create two storey basement development to provide education and training floorspace underneath East Terrace, replacement lighting in lightwells and installation of roof lights, installation of new southern entrance door, removal of external northern stairs to create fire escape, provision of 10x cycle parking spaces and 2 disabled car parking spaces, and associated landscaping. (Application 3)	Very Good	N/A	tbc
2016/4445/P	Midland Goods Shed and Handyside Canopies Wharf Road York Way London N1C 4UZ	"Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; new third storey on north-east of market hall building, bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof	N/A	N/A	tbc
2015/2775/P	254 Kilburn High Road London NW6 2BS	structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard	Excellent	N/A	tbc
2015/1076/P	77-79 Charlotte Street/5 Tottenham Mews London W1T 4PW	basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements."	N/A	Level 4	tbc
2016/6197/P	Building R5 South (R6) King's Cross Central York Way London N1C 4AQ	"Proposal: Reserved matters relating to Development Zone W for:	N/A	N/A	tbc

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2016/3476/P	Maria Fidelis School 34 Phoenix Road and 1-39 Drummond Crescent London NW1 1TA	- A shared part lower ground part basement area across Development Zone W.	Very Good	N/A	tbc
2016/3599/P	93 - 103 Drummond Street London NW1 2HJ	- Plot W1 for the erection of a 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5).	Excellent	N/A	tbc
2016/5195/P	Development Zone W (Triangle Site) King's Cross Central York Way King's Cross London N1 4AG	- Plot W2 for the erection of an 8 storey building to provide 78 residential units (Use Class C3) (including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5).	N/A	N/A	tbc



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