

Regeneration and Planning

Annual Monitoring Report

2010/11



Contents

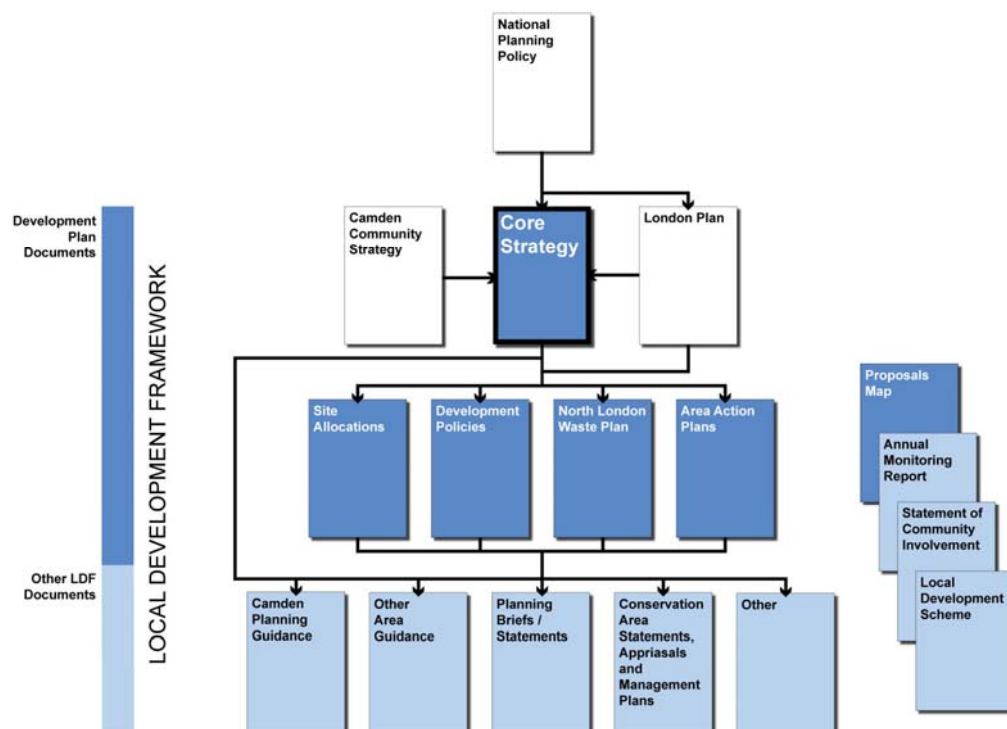
Introduction.....	4
Place Shaping	9
Indicators by policy	11
Housing	13
2. Housing trajectory	13
3. Net additional dwellings – in previous years	13
4. Net additional dwellings – for the reporting year	13
5. Net additional dwellings – in future years (including five-year housing land supply)	14
6. Managed delivery target	14
7. Affordable housing completions.....	22
8. Completed non self contained units by type (hostels, residential institutions etc)	24
9. Mix of dwelling sizes in developments	25
10. Vacant dwellings returned to use.....	27
11. Net additional Gypsy and Traveller pitches	27
12. Number and proportion of completed wheelchair homes	28
13. Housing Quality – Building for Life Assessments	29
Employment	31
14. Employment floorspace completed.....	31
15. Employment land available	35
16. Jewellery workshops in Hatton Garden	37
17. Change in VAT registered businesses.....	37
18. Local training scheme places achieved from completed development	38
19. Retail and food, drink and entertainment uses in shopping streets.....	38
20. Retail and food, drink and entertainment floorspace completed....	40
21. Vacancy in shopping streets	41
22. Hotel accommodation	44
Sustainable development	45
23. Sustainable design assessment	45
24. Renewable energy generation	46
25. Sustainable urban drainage systems (SUDS)	47
26. Air Quality	47
27. Open spaces and nature conservation sites.....	51
28. Areas of biodiversity importance.....	52
29. Capacity of new waste management facilities	53
30. Safeguarding of the Regis Road waste site.....	53
31. Municipal waste arisings and household recycling rates	54
Transport.....	55
32. Proportion of the population travelling to work on foot or bicycle...	55
33. Traffic flows.....	56

34. Car free and car capped developments.....	57
35. Travel Plans.....	58
36. Car clubs and car club bays.....	59
Heritage.....	61
37. Buildings at risk.....	61
Basements	62
38. Basements	62
39. Basement schemes with SUDS	62
Planning obligations (Section 106 agreements)	63
40. S106 contributions negotiated	63
41. Section 106 financial activity.....	64
Infrastructure	65
42. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy)	65

Introduction

- 1.1. Every year Camden monitors and analyses the performance of our planning policies and our progress on our planning policy documents. We publish the details in our Annual Monitoring Report and Annual Monitoring Summary.
- 1.2. Under the Planning and Compulsory Purchase Act 2004 all local authorities have to submit their annual monitoring report to the Secretary of State. This is Camden's seventh AMR.
- 1.3. We monitored 43 indicators in 2010/11 - the first year in which we have monitored our Local Development Framework (LDF) Core Strategy and Development Policies documents, which were adopted in November 2010. Where possible we link these 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 on which nevertheless provide an insight on the state of the borough and its environment.

Camden's Local Development Framework



Documents adopted in 2010/11

Core Strategy and Development Policies

- 1.4. The Core Strategy is the lead LDF document, setting out the key elements of the Council's planning vision and strategy for the borough. Camden Development Policies supports the Core Strategy by setting out additional planning policies.
- 1.5. The proposed submission versions of both documents were published in October 2009, and they were submitted to Secretary of State on 28th January 2010 in line with the LDS 2009 timetable. A joint public Examination was held with hearing sessions on 11, 12, and 13 May, and 2 June 2010. The Inspector's report was received on 17th August 2010, with the inspector finding the documents sound subject to a limited number of changes. The two documents were adopted by the Council on 8 November 2010. Camden Planning Guidance

Camden Planning Guidance

- 1.6. Camden Planning Guidance (CPG) gives more detail on our LDF policies and how we will apply them. We have updated our guidance from 2006 to bring them in line with the Local Development Framework Core Strategy and Development Policies. Eight topic based documents have been prepared:
 - CPG1 Design;
 - CPG2 Housing;
 - CPG3 Sustainability;
 - CPG4 Basements;
 - CPG5 Town centres, retail and employment;
 - CPG6 Amenity;
 - CPG7 Transport; and
 - CPG8 Planning obligations.
- 1.7. Preparation of the documents was split into Phase 1 (CPG1-4) and Phase 2 (CPG5-8). Consultation on Phase 1 took place from November 2010 to January 2011, and it was adopted by the Council in April 2011. Consultation on Phase 2 took place in May to July 2011, and was adopted in September 2011.

Statement of Community Involvement

- 1.8. Our Statement of Community Involvement (SCI) sets out how we will involve the community in all our planning decisions – from new policies to planning applications. We adopted the revised SCI in July 2011.

London Plan

- 1.9. The London Plan is the overall strategic plan for London, and it sets out an integrated economic, environmental, transport and social framework for the

development of the capital. London boroughs' plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor. Alongside the LDF Core Strategy and Development Policies, the London Plan forms part of Camden's development plan - the starting point for planning decisions in the borough. A revised version of the London Plan was published in July 2011.

Projects underway

Site Allocations

- 1.10. Camden Site Allocations sets out the Council's expectations for areas and sites in the borough that are likely to experience significant development. It focuses on the Growth Areas set out in the Camden Core Strategy, as well as some other key sites which fall outside them. It outlines what we expect to see on each site (e.g. affordable housing, community facilities etc.) and includes around 50 sites.
- 1.11. The final 'Proposed Submission' version of the Site Allocations was approved by Cabinet in September 2011. We are about to publish this final version for comment before we submit it to the government for public examination by a planning inspector. This follows three previous rounds of consultation and engagement which took place between 2008 and 2011.

Fitzrovia Area Action Plan

- 1.12. We are preparing an Area Action Plan for Fitzrovia to help shape the future of the area by developing a shared direction and coordinating development proposals across a number of significant sites. It seeks to balance the needs of the residential community with those of businesses and institutions.
- 1.13. We are developing the plan working closely with the Fitzrovia AAP steering group, which is comprised of key landowners, community representatives, councillors and council officers.
- 1.14. A draft of the area action plan will be published for informal comment in early 2012, prior to formal pre-submission consultation and submission to the government for public examination.

North London Waste Plan

- 1.15. Camden is preparing the North London Waste Plan with its six partner boroughs in the North London Waste Authority area. Consultation on issues and options for the Plan took place across the seven boroughs in January-February 2008. Consultation on preferred options took place in October-November 2009, rather than January-February 2009 as originally envisaged. Submission of the Plan to the government is now timetabled for November 2011, with a public examination held by a Planning Inspector to be held in early 2012.

Evidence base

- 1.16. The Council has continued to develop evidence to support the production of its planning policy documents. The following studies were completed in the current monitoring year:
- North London Strategic Housing Market Assessment (ORS) - this was commissioned by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Westminster in 2009/10 and completed in 2010/11.
 - Camden geological, hydrogeological and hydrological study Guidance for subterranean development (Arup, November 2010)
 - Camden Business Premises Study (Roger Tym & Partners, Grant Mills Wood March 2011).
- 1.17. These add to the following existing pieces of work that support our emerging LDF documents:
- Camden Infrastructure Study October 2009 (URS) including Student Housing Report October 2009
 - Camden Affordable Housing Viability Study September 2009 (DTZ)
 - Camden Housing Needs Study Update 2008 (Fordham Research);
 - Camden Retail Study 2008 (Roger Tym and Partners);
 - Camden Employment Land Review 2008 (Roger Tym and Partners);
 - Camden Open Space, Sport and Recreation Study Review 2008 (Atkins);
 - Delivering a Low carbon Camden – Carbon Reduction Scenarios to 2050 (SEA-Renue);
 - North London Waste Plan Strategic Flood Risk Assessment 2008 (Mouchel).

Current planning documents

- 1.18. The current statutory 'development plan' for Camden, which forms the starting point our planning decisions consists of :
- Camden Core Strategy
 - Camden Development Policies.
 - The London Plan 2011
- 1.19. 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 Local Development Framework (LDF), the group of documents that set out our planning strategy and policies. Our current supplementary planning documents are listed below:
- Camden Planning Guidance - CPG 1-4 April 2011; CPG 5-8 September 2011 - see above for further details)
 - Euston Area Planning Framework (April 2009)

- Hawley Wharf Area Planning Framework (February 2009)
- Revised Planning Guidance for Central London – Food, Drink and Entertainment, Specialist and Retail Uses (October 2007)
- Camden Town Underground Station Planning Brief (October 2007)
- Sites of Nature Conservation Importance in Camden SPD (September 2006)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)
- Planning Framework for Tottenham Court Road Station & 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)
- Midland Road Site - Land to the rear of the British Library - Planning Brief (October 2003)
- London Electricity Site at 2-16 Betterton Street Planning Brief (April 2002)
- Phoenix Place Planning Brief (April 2002)

Development Management statistics

- 1.20. In 2010/11 Camden approved 85% of all applications, in line with last year's figure. Major developments comprised 2% of all applications.

Figure 1. Planning decisions by type 2005/06-2010/11

Period	Major (% of total)	% granted	Minor (% of total)	% granted	Other (% of total)	% granted	All	% granted
2005/06	57 (1.8%)	77%	958 (31%)	83%	2,080 (67%)	85%	3,095	84%
2006/07	45 (1.5%)	84%	928 (30%)	83%	2,076 (68%)	85%	3,049	84%
2007/08	30 (0.9%)	50%	910 (27%)	78%	2,426 (72%)	83%	3,366	81%
2008/09	27 (0.9%)	67%	779 (27%)	83%	2,077 (72%)	85%	2,883	84%
2009/10	45 (1.7%)	71%	868 (33%)	87%	1,727 (65%)	84%	2,640	85%
2010/11	68 (2.0%)	79%	1,384 (42%)	70%	1,871 (56%)	84%	3,323	85%

Source: Development Management, LB Camden

Place Shaping

- 1.21. 'Place shaping' is a strategic, holistic approach to the way the Council serves different parts of the borough, matching resources to the needs of places. The Lyons Report on Local Government (March 2007) described place shaping as: "The creative use of powers and influence to promote the general wellbeing of a community and its citizens". It is seen as the responsibility of local government and all the local partners in the public, voluntary and business sectors.
- 1.22. A dedicated Place Shaping team links together key Council programmes and initiatives such as the Local Development Framework (LDF) spatial strategy, infrastructure planning, property review ('Area Reviews'), estate regeneration and schools programmes. Place shaping involves the collaborative working between Council departments and other organisations, particularly the Homes and Communities Agency (HCA) and Camden Primary Care Trust.

Homes and Communities Agency Single Conversation

- 1.23. The 'Single Conversation' is the overarching strategic forum for discussion of HCA investment in the borough, drawing together the Council's work across a range of programmes, including Estate Regeneration, Area Review, RSL (Registered Social Landlords) Housing, and across a range of HCA funding streams.

Community Investment Programme and Borough Investment Programme

- 1.24. The Community Investment Programme (CIP) sets out the Council's priorities across the borough for the delivery of council services, focusing on housing, health care and schools.
- 1.25. The Borough Investment Programme (BIP) sets out Camden's housing investment needs and priorities and will form the basis of the Council's Borough Investment Agreement with the HCA.
- 1.26. Eleven areas of focus have been identified which will be used to tailor the way the Council delivers services to the individual needs of places within the borough. These areas are:
- Camden Town
 - Euston
 - Gospel Oak
 - Hampstead
 - Highgate
 - Kentish Town
 - Kilburn
 - King's Cross
 - St Giles
 - Swiss Cottage
 - West Hampstead

Place Plans

- 1.27. Place Plans set out the visions and priorities for the areas of focus. They are prepared with extensive input from ward members and stakeholder groups from the initial key issues stage, meaning that local people are helping to define vision for their areas. Each Place Plan includes an action plan to be delivered by Council and other organisations involved in an area, including the Metropolitan Police, Transport for London, Business Improvement District Partnerships and local business groups.
- 1.28. Progress on Place Plans is as follows -
- the Place Plan for Camden Town was completed in April 2010 and progress in delivering the action plan is being monitored every six months;
 - the King's Cross Place Plan is due to be published in 2011;
 - the Kentish Town Place Plan is also due to be published in 2011;
 - West Hampstead Place Plan will be published early in 2012;
 - St Giles to Holborn Place Plan will be published later in 2012;
 - work on identifying the key issues for Kilburn began in 2011;
 - we are currently undertaking an extensive regeneration programme in Gospel Oak; and
 - we are awaiting the results of the High Speed 2 consultation before work on identifying key issues for Euston is developed.

Indicators by policy

[Indicator numbers are links]

1 Location and management of Camden's growth

CS1 Distribution of Growth: 1.28, 14, 15.

CS2 Growth areas: 14, 15, 20, 21.

CS3 Other highly accessible areas: 14, 19, 20, 21.

CS4 Areas of more limited change: 14.

CS5 Managing the impact of growth and development: 14, 19.

DP1 Mixed use development: No indicator.

2 Meeting Camden's needs Providing homes, jobs and facilities

CS6 Providing quality homes: 1.28, 7, 10.

CS7 Promoting Camden's centres and shops: 19, 20, 21.

CS8 Promoting a successful and inclusive Camden economy: 14, 15, 16, 17, 18.

CS9 Achieving a successful Central London: 14, 19, 20, 21.

CS10 Supporting community services and facilities: 42.

CS11 Providing sustainable and efficient travel: 32, 33, 34.

CS12 Sites for gypsies and travellers: 11.

DP2 Making full use of Camden's capacity for housing: 10.

DP3 Contributions to the supply of affordable housing: 1.28, 7.

DP4 Preventing the loss of affordable housing: 1.28, 7.

DP5 Homes of different sizes: 9.

DP6 Lifetime homes and wheelchair homes: 12.

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: 1.28, 8.

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: 19, 20, 21.

DP13 Employment sites and premises: 14, 15, 16, 17, 18.

DP14 Tourism development and visitor accommodation: 22.

DP15 Community and leisure uses: 41, 42.

DP16 Transport implications of development: 34, 35.

DP17 Walking, cycling and public transport: 32.

DP18 Parking standards and limiting the availability of car parking: 34, 36.

DP19 Managing the impact of parking: No indicator

DP20 Movement of goods: No indicator

DP21 Development connecting to the highway network: No indicator

3 A sustainable and attractive Camden Tackling climate change and improving and protecting Camden's environment and quality of life

CS13 Tackling climate change through promoting higher environmental standards: 23, 24, 25, 26, 34.

CS14 Promoting high quality places and conserving our heritage: 13.

CS15 Improving and protecting our parks and open spaces and encouraging biodiversity: 27, 28.

CS16 Improving Camden's health and wellbeing: 26.

CS17 Making Camden a safer place: 13.

CS18 Dealing with our waste and encouraging recycling: 29, 30, 31.

CS19 Delivering and monitoring the Core Strategy: 40, 41, 42.

DP22 Promoting sustainable design and construction: 23, 24.

DP23 Water: 25, 38, 39.

Improving and protecting our environment and quality of life

DP24 Securing high quality design: 13.

DP25 Conserving Camden's heritage: 37.

DP26 Managing the impact of development on occupiers and neighbours:
No indicator

DP27 Basements and lightwells: 25, 38, 39.

DP28 Noise and vibration: No indicator

DP29 Improving access: 12.

DP30 Shopfronts: No indicator

DP31 Provision of, and improvements to, open space, sport and recreation:
27, 28.

DP32 Clear Zone and air quality: 26.

Housing

- 1.29. The Local Development Framework seeks to make full use of Camden's capacity for housing to establish a plentiful supply and broad range of homes. In addition to meeting or exceeding Camden's housing targets, the Local Development Framework 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.
- 1.30. 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	No target
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	500 self contained and 165 non self-contained housing units
TARGET MET	No
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 3,325 homes between 2012 and 2017 (3,990 with 20% margin)
TARGET MET	On course to meet 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. Managed delivery target

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To keep the annual managed delivery target below the annual housing target set by the London Plan
TARGET MET	No for the reporting year however, on course to meet future 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 our housing trajectory which is presented in Figure 2 and Figure 3 below. The Council produces and updates a housing trajectory each year as part of its Annual Monitoring Report. The housing trajectory shows how we are bringing forward sites 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 self-contained homes and non self-contained dwellings through the planning process. The annual target for 2007/08 to 2016/17 is 595 (including 437 self contained, 100 non-self contained and 59 returned from vacant). During 2010/11, Camden exceeded its target by providing 539 self contained homes and 146 non self contained dwellings. 51% of all net additional homes completed in 2010/11 were located in Camden's Highly Accessible Areas.
- 6.2. In future Annual Monitoring Reports we will update our housing trajectory to include the revised London Plan target of 5,000 self contained homes and 1,650 non self-contained dwellings between 2011 and 2021.
- 6.3. Figure 1 shows Camden's housing targets. Figure 2 shows the housing capacity achieved in Camden up to 2010/11 and gives a projection of likely provision set against the GLA housing targets. The bottom chart on Figure

2 illustrates that Camden is on target to meet and exceed its London Plan target before the end of the plan period.

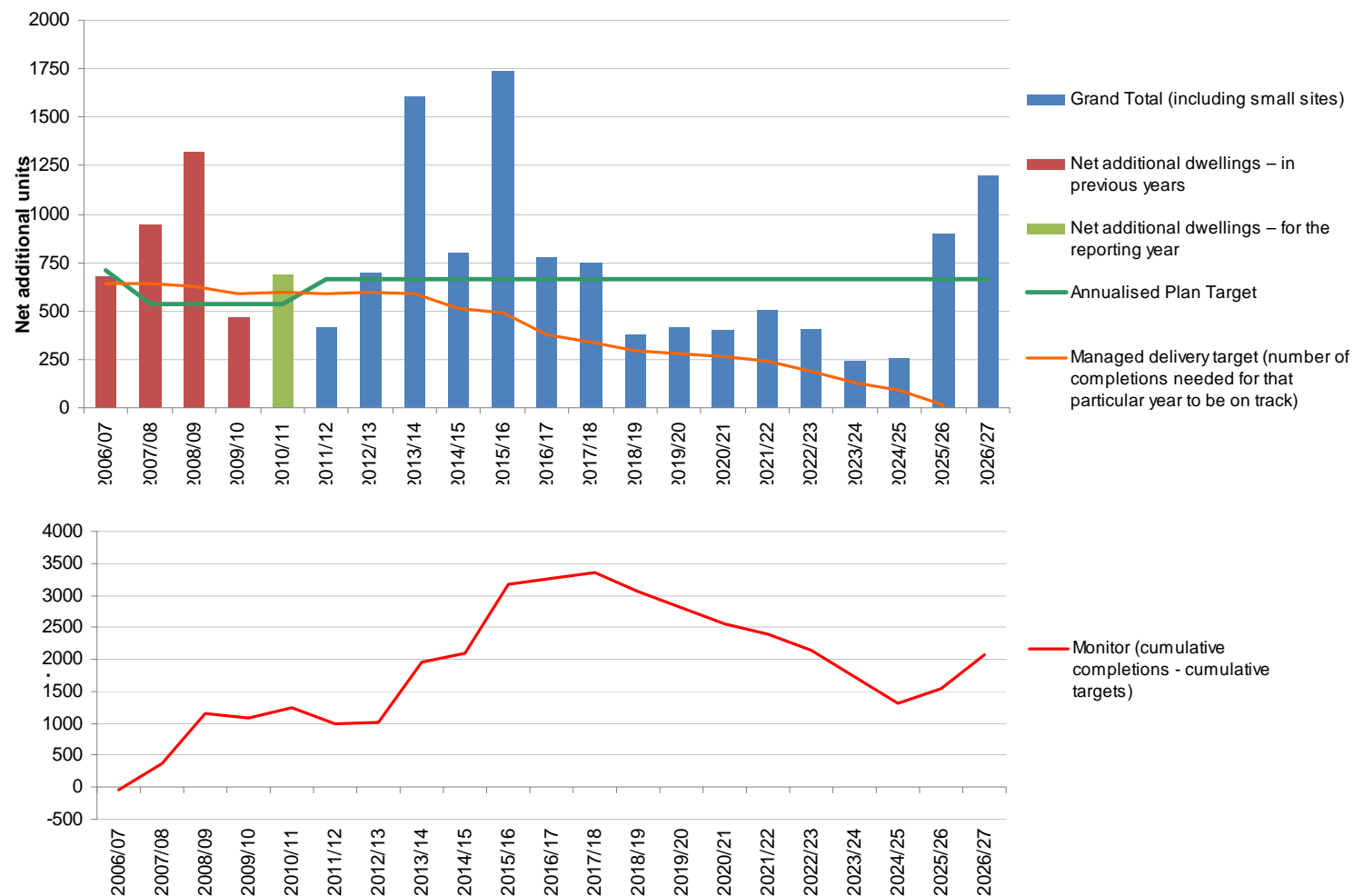
Figure 2. London Plan Housing Provision Annual Target and 2010/11 Provision

Plan Period	London Plan Target	2009/10 Camden Provision
Self-contained homes	437	539
Non self-contained household spaces (e.g. Halls of residence, hostels)	100	146
Long-term vacant properties returned to use	59	275
Total	595	951

Figure 3. Camden's Housing Trajectory (Summary)

Indicator	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	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
Net additional dwellings – in previous years	461	478	868	420	539																
Net additional student accommodation – in previous years	232	341	603	54	115																
Net additional hostel bedrooms – in previous years	-16	127	-149	-8	31																
Allocated Sites (including allocated sites, preferred options and emerging sites)						0	329	241	333	1083	774	553	178	220	203	313	115	44	58	700	1001
Allocated student accommodation								657													
Permissions (dwellings)						226	226	226	226	226											
Permissions (student accommodation)						220	220	1224	219	219											
Permissions (hostel bedrooms)						-80	-80	-80	-80	-80											
Windfall Projection (small sites)												173	173	173	173	173	173	173	173	173	173
Net additional homes – in future						412	695	1,611	798	1734	774	749	374	416	399	509	411	240	254	896	1,197

years																					
Annualised Plan Target	709	537	537	537	537	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665
Cumulative Annualised Planning Target	709	1246	1783	2320	2857	3522	4187	4852	5517	6182	6847	7512	8177	8842	9507	10172	10837	11502	12167	12832	13497
Cumulative Completions	677	1623	2945	3411	4096	4508	5203	6814	7612	9346	10120	10869	11243	11659	12058	12567	12978	13218	13472	14368	15565
Monitor (cumulative completions - cumulative targets)	-32	377	1162	1091	1239	986	1016	1962	2095	3164	3273	3357	3066	2817	2551	2395	2141	1716	1305	1536	2068
Managed delivery target	643	641	625	586	593	588	599	592	514	490	377	338	292	282	263	240	186	130	93	13	-871

Figure 4. Camden's Housing Trajectory November 2011

Five Year Housing Land Supply

- 6.41. Planning Policy Statement 3, Housing (PPS3) states that local planning authorities need to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing. Camden's five-year land supply has been included in our housing trajectory above and assessed as part of indicator 0. 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 land¹ 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.
- 6.42. We estimate that the amount of windfall housing will remain relatively constant throughout the plan period (although this will be annually reassessed through the housing trajectory), while the proportion of dwellings built on identified sites will fluctuate.
- 6.43. 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 'saved' UDP site allocations; sites that have planning permission (outline or a full planning permission that has not been implemented); and sites in the Site Allocations Preferred Approach consultation document that have the potential to make a significant contribution to housing delivery during the 5 year period.
- 6.44. Taking into account all of the sources mentioned above, Camden's five-year supply (2012/13 – 2016/17) of deliverable sites for housing amounts to 5,612 homes (or 1,122 homes per annum). This exceeds the annual target of 665 homes. Figure 4, below outlines the proposed sites that Camden expects to be developed in the next five years. 'Permissions' refer to unallocated sites that had planning permission at the end of March 2011. These include 27 sites that each provide 10 additional homes or more and have been assessed as deliverable: 17 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 953 homes in total.

1.1. _____

¹ Windfall sites are sites that do not yet have planning permission, and have not been individually identified in a development plan document.

- 6.45. However, with regards to self-contained homes, sites providing fewer than 10 self-contained dwellings represent over 95% of existing permissions and 50% of net additional homes. 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 have applied the past ratio of completions to permissions for small sites (70%) to current small-site permissions. We expect that sites with permission for less than 10 additional homes will deliver 464 homes in total. The overall number of deliverable homes (1,131) has been divided equally between the 5 years from 2012/13 to 2016/17, giving 226 net additional homes per year.

Figure 5. Five year housing delivery 2011/12 – 2015/16

Address	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Middlesex Hospital Annex, Cleveland St				58		58
Arthur Stanley House, 44-50 Tottenham St					16	16
Hawley Wharf, Water Lane and 39-45 Kentish..			50	51		101
1 Dumpton Place & Rear of Gloucester Avenue	11					11
Phoenix Place WC1				100	100	200
Former BR Staff Club, College Lane				30		30
Kingsway College, Grays Inn Rd, Sidmouth St		52				52
Kings Cross Railway Lands	276	143	150	150	200	919
154 Loudoun Road	42					42
40-49 St Edmunds Terrace			30			30
187-199 West End Lane NW6 (West End Ln 1)				100	100	200
156 West End Lane NW6 (West End Ln 2)				93		93
14 Blackburn Road					14	14
202-212 Regents Park Road, (Round House..					50	50
115 Wellesley Road (including 2-16 Vicars Rd)					50	50
Former Nurses Hostel, 29 New End				15		15
58-86 Chester Road and 41-71 Balmore St		32				32
Herbal House, 10 Back Hill, EC1R 5LQ				30		30
Land Bounded by 50-57 High Holborn			22			22
12-42 Southampton Row & 1-4 Red Lion Square				35		35
Land Bound by New Oxford Street, Museum St.			11			11
19-37 Highgate Road, former Lensham House..			30			30
Belsize Road Car Park				50	67	117
277a Grays Inn Road			40			40
1-39 Drummond Crescent (Euston Traffic Grg.)				80		80
4 St Pancras Way				94		94
103 Camley Street				45		45
Westminster Kingsway College ... Lonford St.				55		55
Land at Goldsmith's House and adjoining land..					60	60
341-359 Finchley Road		14				14
Bangor Wharf, Georgiana Street				36		36
57-71 Pratt Street, 10-15 Georgiana Street..					20	20
24-58 Royal College Street					97	97
Kentish Town Police Station ... Holmes Road				35		35
Fire Station 20 Highgate Road				26		26
Kings Cross Student accommodation		657				657
West Hampstead Intensification Area		347				347
Local Authority Delivery (not covered above)			100	286		386
Permissions (dwellings)	226	226	226	226		904
Permissions (student accommodation)	220	877	219	219		1535
Permissions (hostel bedrooms)	-80	-80	-80	-80		-320
Total	695	1611	798	1734	774	5612
PLAN - Strategic Allocation (annualised)	665	665	665	665	665	3325

Source: Sites Development Team, Policy and Information Team, LB Camden

7. Affordable housing completions

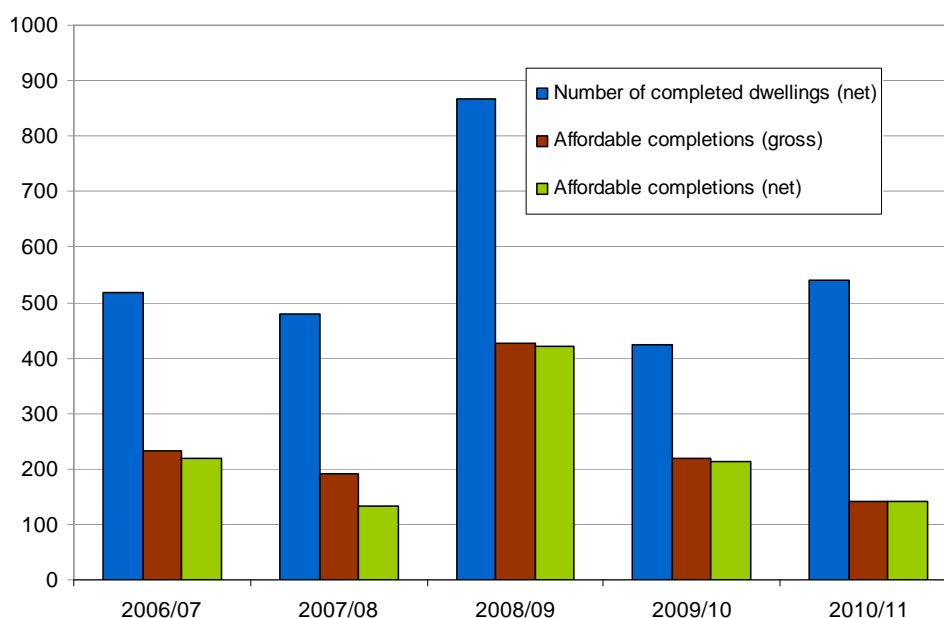
OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	50% of all housing in schemes of 10 dwellings or more to be affordable
TARGET MET	No
RELATED POLICIES	CS6 - Providing quality homes DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 7.1. In November 2010, the Council adopted its Local Development Framework (LDF) Core Strategy and the Development Policies documents. This introduced a sliding scale approach to affordable housing whereby requiring a varying percentage of homes to be affordable depending on the size of the housing scheme i.e. 10% of 10 units, 20% of 20 units, and 50% of 50 or more of additional homes.
- 7.2. The Council expects residential developments providing 10 or more homes to make a contribution to the supply of affordable housing. The Council negotiates on the basis of a target of 50% affordable housing for each development, taking into account factors that it considers to affect the suitability of the site.
- 7.3. In 2010/11, 142 affordable dwellings were completed, 31% of the number of completed dwellings from schemes proposing at least 10 homes. The majority of all affordable completions were from schemes with more than 50 housing units (70%). (These are gross figures and do not reflect loss of existing residential units on sites.)
- 7.4. It should be noted however, the high proportion of affordable housing constructed relative to that granted planning permissions is likely to be in part be due to some market schemes being put on hold due to the current economic situation, while schemes that include affordable housing are still coming forward for development.

Figure 6. Affordable Housing completed, 2006/07 to 2010/11

Financial Year	Total number of completed dwellings		Affordable Housing Completed	
	Gross	Net	Gross	Net
2006/07	775	518	233 (30%)	219 (42%)
2007/08	839	478	192 (23%)	132 (28%)
2008/09	1052	868	427 (41%)	422 (49%)
2009/10	672	423	219 (33%)	214 (51%)
2010/11	707	539	142 (20%)	140 (26%)

Source: London Development Database

Figure 7. Affordable Housing completed, 2006/07 – 2010/11

Source: London Development Database

- 7.5. Furthermore, **more than 93% of affordable housing completed was in schemes of 10 dwellings or more**. This is in contrast to the profile of total number of dwellings completed overall in Camden, in which 72% were in schemes of 10 dwellings or more. Figure 7 below illustrates that 25% of units in schemes of 10 dwellings or more were affordable. In contrast overall affordable housing only contributed to about 20% of all proposed homes (gross). The difference in affordable housing across all completed homes can be explained by the number of completed homes in schemes of less than 10 dwellings (276), where securing affordable housing is very difficult.

Figure 8. Affordable housing by number of dwellings in development completed 2010/11 (Gross)

Scheme size	Residential Units	Residential Units %	Affordable Housing	Affordable Housing %
15 and over	431	48%	130	30%
10 to 14	91	13%	3	3%
Under 10	276	39%	9	3%
Grand Total	707	100%	142	20%

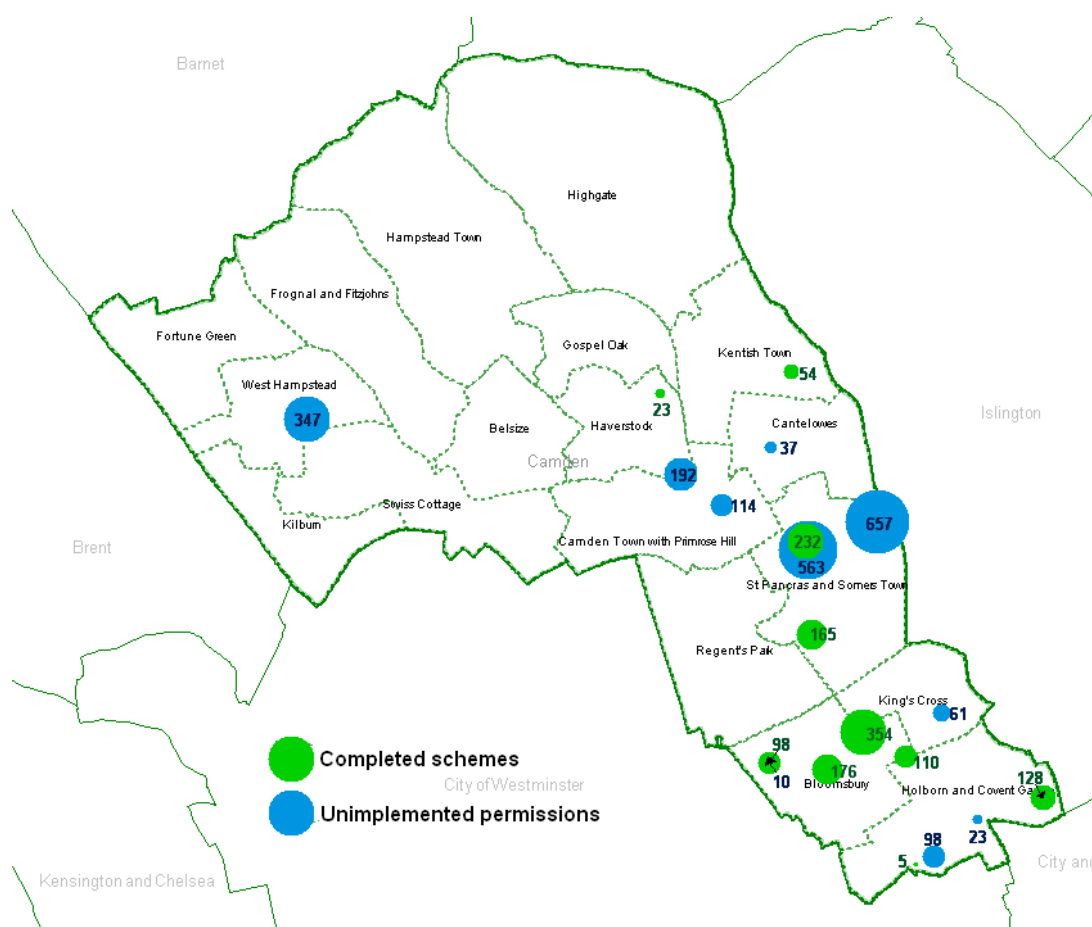
Source: London Development Database.

8. Completed non self contained units by type (hostels, residential institutions etc)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 100 non self-contained dwellings per year
TARGET MET	Yes
RELATED POLICIES	DP9 Student Housing, bedsits and other housing with shared facilities

- 8.1. The London Housing Capacity Study 2004 identified that Camden has a capacity for achieving 100 non self-contained dwellings per year (17% of the overall target for housing delivery). 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. The London Strategic Housing Land Availability Assessment and Housing Capacity Study 2009, a regional study with data and outputs at borough level, was produced collaboratively by the GLA and the London boroughs during 2008 and 2009. That report identifies for Camden a non self-contained unit capacity of 1647 units from 2011 to 2021. This target is now form part of the revised London Plan which was published in July 2011. We will start monitoring this target (165 non self-contained units a year) in our next monitoring report.
- 8.3. From 1 April 2006 to 31 March 2011 we recorded 1,330 overall new non self-contained housing in Camden, mostly from student accommodation. In fact during the same period there was an overall net loss of 15 hostel bedrooms and a gain of 1,345 student bedrooms. During 2010/11, 115 new student bedrooms and 31 new hostel bedrooms were completed.
- 8.4. Distribution of completed and unimplemented student accommodation schemes is demonstrated by Figure 8 below. At time of preparation of this report there were 2,102 unimplemented student bedrooms.

Figure 9. Geographical distribution of completed and unimplemented Student Accommodation schemes (2006-2011)



Source: London Development Database

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	Development Policy DP5

- 9.1. Camden's Housing Needs Survey identified needs for a range of housing to cater for the population of Camden. Camden aims to secure a range of suitable housing types, as well as a range of tenures. The Council's Development Policy DP5 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 makes reference to the Dwelling Size

Priorities Table. The council will aim 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. Figure 9 below shows that 33% of all dwellings completed in 2010/11 are one bedroom dwellings, 35% two bedrooms and 23% three or more bedrooms. Overall there is a good mix of housing sizes across all tenures.

Figure 10. Mix of dwelling sizes

No. of Bedrooms	2007/08	2008/09	2009/10	2010/11
studio	-	3%	2%	9%
1	41%	47%	38%	33%
2	33%	30%	35%	35%
3	16%	13%	16%	15%
4	4%	5%	6%	5%
5 +	5%	2%	3%	3%

Source: London Development Database

- 9.3. According to our records, 36% of all affordable completions in 2010/11 were made up of 3 or more bedrooms (larger homes) hence less than our core strategy target. During 2010/11 we have not recorded completion of any large intermediate homes and 35% of all completed market housing contained 2-bedrooms. For comparison please see our table below.

Figure 11. Dwelling Size Priorities Table

	1-bed-room (or studio)	2-bed-rooms	3-bed-rooms	4-bed-room or more	Aim	2010/11 completions
Social Rented	Lower	Medium	High	Very high	50% large	36% large
Intermediate affordable	medium	High	High	High	10% large	0% large
Market	Lower	Very high	medium	medium	40% 2-bed	35% 2-bed

Source: Local Development Framework

10. Vacant dwellings returned to use

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Meeting and exceeding the strategic target for returning vacant dwellings to residential use
TARGET MET	Yes
RELATED POLICIES	London Plan target

- 10.1. The London Plan target for Camden was to return 60 dwellings to use for the period 2010/11. Camden managed to return from vacant 275 dwellings exceeding the 255 target set by Camden for 2010/11. Camden's own target for returning vacant dwellings to residential use in 2011/12 is 260.
- 10.2. However, although properties are being returned to use, other properties are becoming vacant. According to Camden's Housing Strategy Statistical Appendix 2011, as of 1 April 2011 there were 639 properties that have been vacant for more than 6 months. This represents an additional 77 vacant units to last year's figures and an additional 95 vacant units when compared to 2008/09 figure of 544.

Figure 12. Number of dwellings vacant for more than 6 months

Year	Dwellings
2007/08	491
2008/09	544
2009/10	562
2010/11	639

Source: Housing Strategy Statistical Appendix 2011

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. The Housing Act 2004 required local authorities to include Gypsies and Travellers in their Accommodation Needs Assessment, and to have a strategy in place which sets out how any identified needs will be met as part of their wider housing strategies. There are two permanent gypsy and traveller sites in the borough, providing five pitches. These sites (105 Camden Street and 96 Castlehaven Road) are managed by Camden Council. In addition, there is a privately owned site for travelling show

people at the Vale of Health. In 2010/11 there was no loss of gypsy accommodation in the borough.

Figure 13. Gypsy and traveller pitches in Camden

Site/ Location Name and address	Grid Ref	Total number of pitches	Total number of Caravans/ Movable Dwellings on both residential and transit pitches
105 Camden Street NW1 0HS	529147 183902	4	5
96 Castlehaven Road NW1 8PU	529147 183902	1	1

Source: Camden iForm. Data correct as of 01/08/2011

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	Yes for permitted, completed information not available.
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 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. During 2010/11 647 out of the 1,225 homes that were permitted in the borough proposed to comply with all lifetime homes criteria. However, the Council acknowledges that the design or nature of some existing properties means that it will not be possible to meet every element of the lifetime homes standard, for example in listed buildings and change of use applications, but considers that each scheme should achieve as many features as possible. Furthermore, we have observed a significant number of housing schemes proposing to partially meet lifetime homes standards. Currently we do not have procedures in place to monitor whether completed schemes meet lifetime homes criteria. In this monitoring year, 122 permitted homes (10% of the total) proposed to either meet wheelchair housing standards or are to be easily adaptable to meet them.

13. Housing Quality – Building for Life Assessments

OBJECTIVE	To show the level of quality in new housing development
TARGET	Majority of assessed developments awarded at least 10 out of 20
TARGET MET	Yes
RELATED POLICIES	CS14 Promoting high quality places and conserving our heritage DP24 Securing high quality design

- 13.1. Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. It was developed by the Commission for Architecture and the Built Environment (CABE), with partners the Home Builders Federation, the Civic Trust and Design for Homes.
- 13.2. Its basis is to show the total number of new build housing completions on housing sites assessed against Building for Life criteria. These criteria are now the national standard for well designed homes and aims to: (i) reduce crime; (ii) improve public health; (iii) ease transport problems; and (iv) increase property values.
- 13.3. Building for Life is a national indicator and there have been examples where the BfL scoring and criteria have not been relevant to Camden. In these instances the criteria have been interpreted to positively reflect a scheme which has been designed in the context of Camden's constraints and LDF aspirations.
- 13.4. This year Camden planning officers undertook 7 informal building for life assessments. Five schemes received 16 or more, and the remaining two schemes scored between 10 and 14. The total number of homes in the assessed schemes was 339. Scheme that received the highest award was Central St Giles with 17.5 points.

Figure 14. Building for Life scores

Score		2008/09	2009/10	2010/11
less than 10	No. of sites	6	0	0
	No. of dwellings on these sites	124	0	0
	% of dwellings	19%	0%	0%
10 to 13	No. of sites	10	4	1
	No. of dwellings on these sites	504	263	13
	% of dwellings	78%	65%	4%
14 and 15	No. of sites	1	1	1
	No. of dwellings on these sites	22	72	70
	% of dwellings	3%	18%	21%
16 or more	No. of sites	0	2	5
	No. of dwellings on these sites	0	55	256
	% of dwellings	0	14%	76%

Source: Development Management

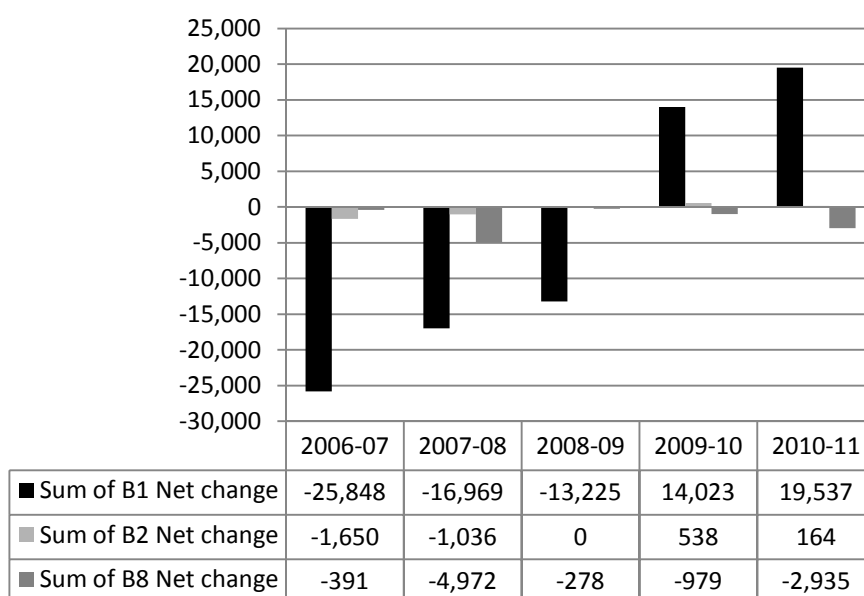
Employment

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

- 14.1. A total of 81,733 sq m of Business (B1) floorspace was completed in 2010/11, representing a net increase in 19,537sq m. B1 completions have increased year on year over the last 5 years, from net decreases in 2006/07 to 2008/09 to increases in the last two financial years (see Figure 15 below).
- 14.2. Similarly completion of General Industrial (B2) floorspace has increased over the last 5 years moving from decreases in the first three years of the period to a small net gain of 164sq m in 2010/11.
- 14.3. Decreases have been recorded for every year in the last five years for storage and distribution (B8) floorspace with 2,935sq m net reduction in 2010/11.

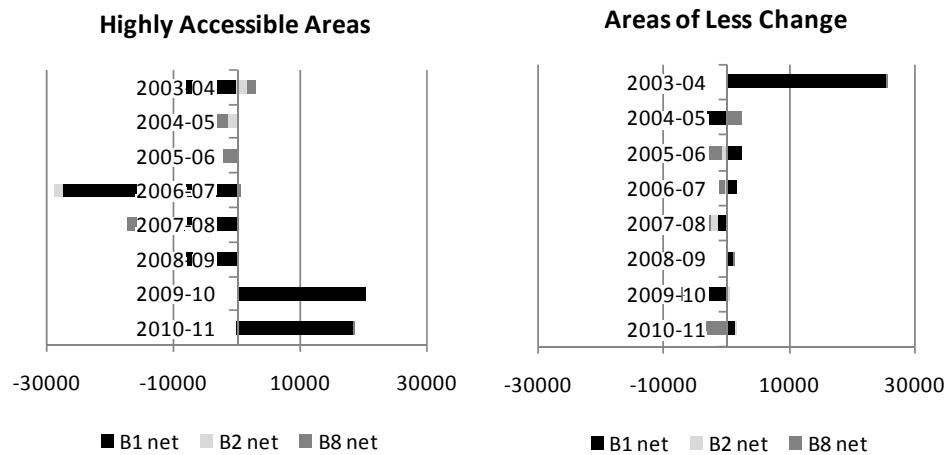
Figure 15. Change in employment floorspace chart (5 years)



Source: London Development Database

- 14.4. The majority (92%, 18,375sq m) of B1 floorspace was constructed in Camden's Highly Accessible Areas. Camden's Highly Accessible Areas are the Central London Area, Growth Areas, and Town Centres (except Hampstead).

Figure 16. Change in employment floorspace – charts



Source: London Development Database

Figure 17. Change in employment floorspace - table

	Financial Year	B1 net	B2 net	B8 net
Highly accessible areas				
	2003-04	-13,242	1,574	1,308
	2004-05	6	-1,270	-2,382
	2005-06	52	14	-2,288
	2006-07	-27,417	-1,400	608
	2007-08	-15,545	0	-1,768
	2008-09	-14,414	0	-293
	2009-10	20,351	0	0
	2010-11	18,375	0	336
Areas of limited change				
	2003-04	25,412	0	2
	2004-05	-4,853	-832	2,505
	2005-06	2,435	-867	-1,907
	2006-07	1,569	-250	-999
	2007-08	-1,415	-1,036	-3,204
	2008-09	1,189	0	15
	2009-10	-6,328	538	-979
	2010-11	1,445	164	-3,271

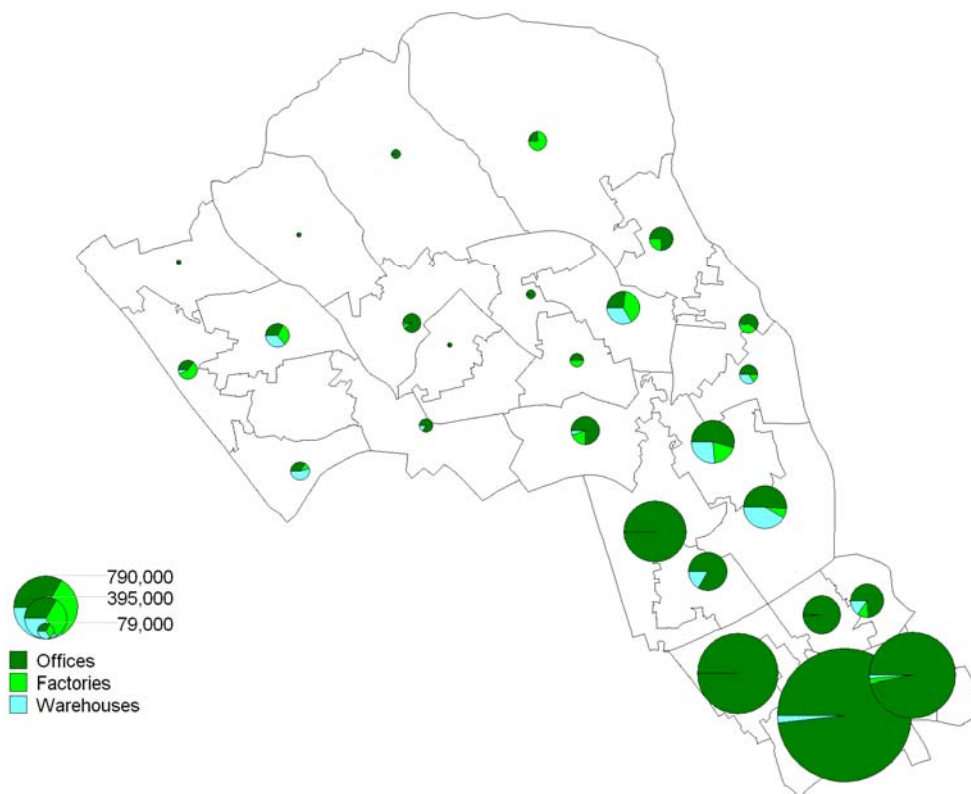
Source: London Development Database

The total commercial and industrial floorspace in Camden:

- 2,171,000 sq m of office
- 163,000 sq m of industrial
- 193,000 sq m of warehouse

14.5. As shown in Figure 18, the majority of this floorspace is within the Central London Area.

Figure 18. Commercial and Industrial Floorspace in Camden 2005 Revaluation (2008)



Source: Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 as at 01 April 2008. Valuation Office Agency (VOA), <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

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 (B1, B2 and B8 uses) in the borough. This is defined as all existing, unimplemented planning permissions in the borough for employment uses combined with the development predicted to come forward in Camden's Growth Areas.

Estimating Employment Floorspace

Permissions

- 15.2. All Schemes with planning permission that have not been built yet are included in the figures. This comprises schemes that not started or are under construction as of financial year 2010/11.

Growth Areas projected floorspace

- 15.3. The London Plan allocates growth of 5,000 jobs in the Euston Growth Area and 100 jobs in the West Hampstead Growth Area. This estimate in number of new jobs has been converted to floorspace to establish the approximate quantity of new floorspace that can be expected to be constructed in these areas. The conversion has been undertaken at a rate of 1 job = 19sq m. This rate is derived from Employment Densities (Arup for English Partnerships and the Regional Development Agencies, 2001).

Employment Floorspace Pipeline

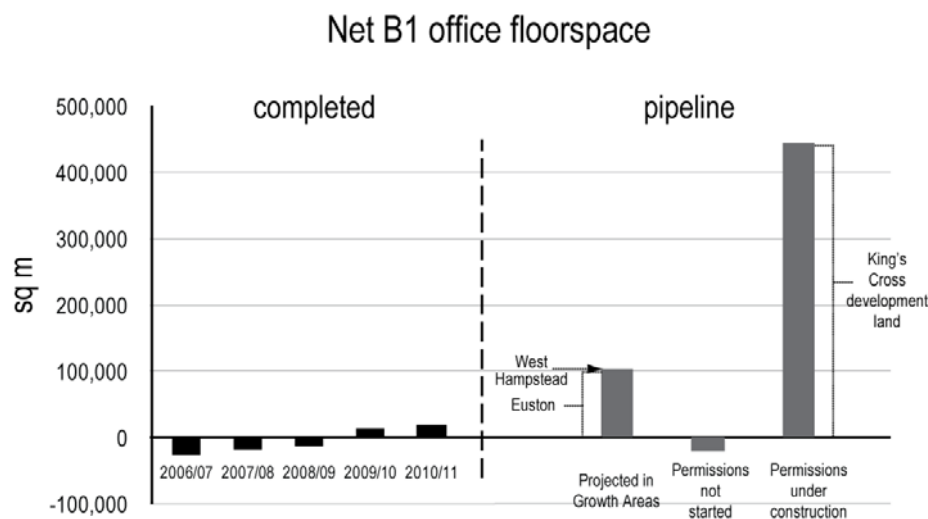
- 15.4. An analysis of the planning permissions pipeline involving a net change of employment floorspace has been provided in Figure 19 below.

Figure 19. Employment land available by type

	B1 gross	B1 net	B2 gross	B2 net	B8 gross	B8 net
Projected in Growth Areas*	104,500	104,500				
Permissions not started	71,282	-20,090	708	-4,670	0	-14,007
Permissions under construction	543,436	453,743	1,959	-9811	11,454	-25,623
	719,218	538,153	2,667	-14,481	11,454	-39,630

Source: London Development Database

- 15.5. 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 Kings Cross will result in:
- 444,327sq m additional B1 business floorspace;
 - 9,162sq m less B2 general industrial floorspace and
 - 28,044sq m less B8 storage / distribution floorspace.
- 15.6. Redevelopment predicted in the Site Specific Allocations report have not been included in this calculation because:
- Many redevelopments in this report 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.
- 15.7. Figure 20, below shows the pipeline net B1 office floorspace against net completions over the previous 5 years.

Figure 20. B1 net completions and pipeline compared

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 DP13 Employment sites and premises

- 16.1. The amount of floorspace that was secured for jewellery workshops through S106 agreements in 2010/11 was 1,327.3sq m.
- 16.2. This is the first year that this indicator has been monitored so comparisons with previous years are not available.

17. Change in VAT registered businesses

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

- 17.1. According to Business Demography 2009 (the latest available) the number of businesses in the Borough increased between 2004 and 2008, however 2009 shows a significant change and a decrease in the number of businesses. During 2009 a total of 2,735 businesses were incorporated and 3,140 businesses ceased to exist. This trend is inline with Greater London and the United Kingdom. Figure 21 provides information on the net gains made between 2004 and 2009.

Figure 21. Net change in the number of Business Enterprises

	2004	2005	2006	2007	2008	2009
United Kingdom	36,465	46,700	48,405	57,670	51,110	-43,155
Greater London	5,645	7,365	8,955	9,870	18,645	-4,525
Camden	65	200	355	90	840	-405

Source: Office for National Statistics, Demography 2009, Enterprise Births, Deaths and Survivals

18. Local training scheme places achieved from completed development

OBJECTIVE	To ensure that new development provides training opportunities for Camden residents
TARGET	One apprentice per £3m build cost.
TARGET MET	Unknown
RELATED POLICIES	CS8 Successful and inclusive economy DP13 Employment premises and sites

- 18.1. A total of 14 apprenticeship places were negotiated in 2010/11 through Section 106 legal agreements. 7 Places were at Kings Cross Central, 2 at Camden Maygrove, One at Regent's Place North East Quadrant and one at Camden. The apprenticeships included labourers, engineers, decorators, carpenters and admin positions.

Source: LB Camden Economic Development

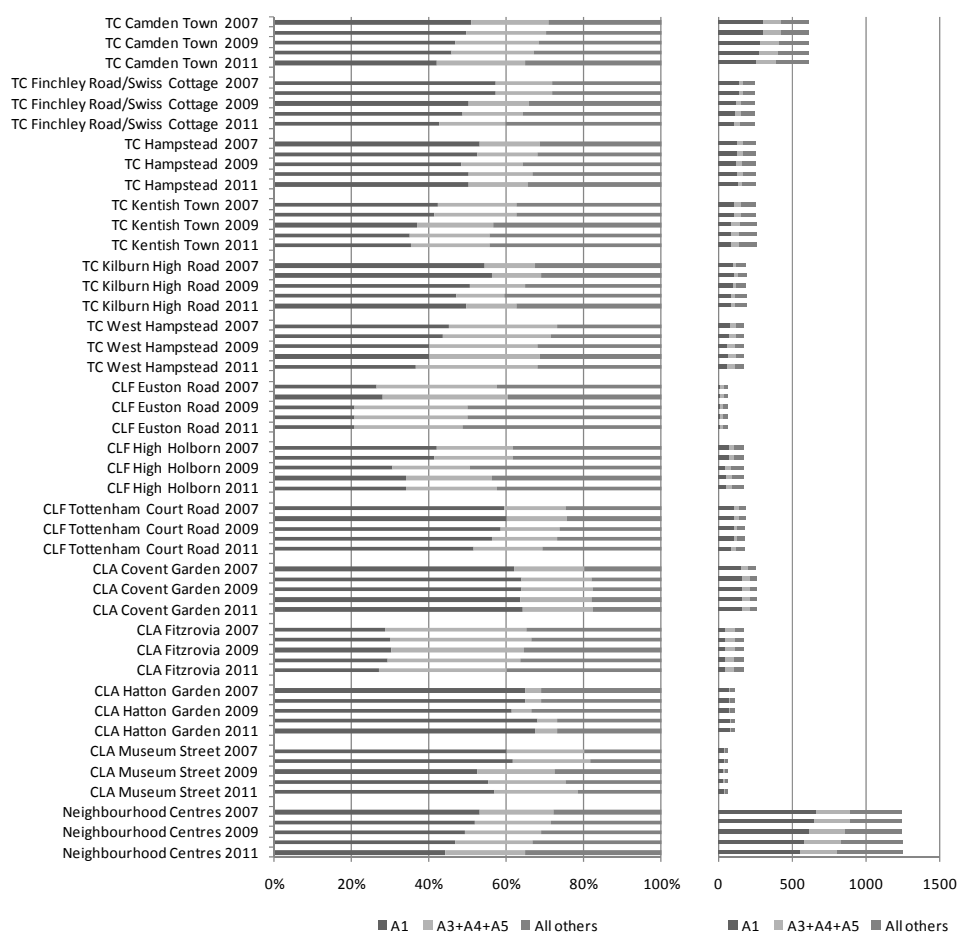
19. Retail and food, drink and entertainment uses in shopping streets

OBJECTIVE	Protecting and improving Camden's shopping streets.
TARGET	No net loss of A1 retail units Central London Frontages, Town Centres and Neighbourhood Centres.
TARGET MET	No
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 A1 retail frontages has declined in Camden over the last 5 years from 49% (2096 units) to 44% (1910 units).
- 19.2. The Town Centres, Central London Frontages and Neighbourhood Centres all lost retail uses as a proportion of shop frontages to other uses, and for many areas food drink entertainment uses have increased. Covent Garden and Hatton Garden bucked the trend with increases in the proportion of A1 retail shopfronts.
- 19.3. The proportion of food, drink and entertainment uses (A3, A4 and A5) has increased share slightly from 18% (782 units) to 21% (887 units).
- 19.4. In the last 5 years A3 restaurants and cafes have seen a net floorspace increase (2,230sq m) and A4 pubs and bars have seen a decrease (-1,650sq m).

Sources: London Development Database, Camden Retail Frontages Survey

Figure 22. Retail (A1), food, drink and entertainment (A3, A4, A5) in Town Centres, Central London Frontages, Central London Local Areas, and Neighbourhood Centres 2007-2011



Source: Retail frontages survey

20. Retail and food, drink and entertainment floorspace completed

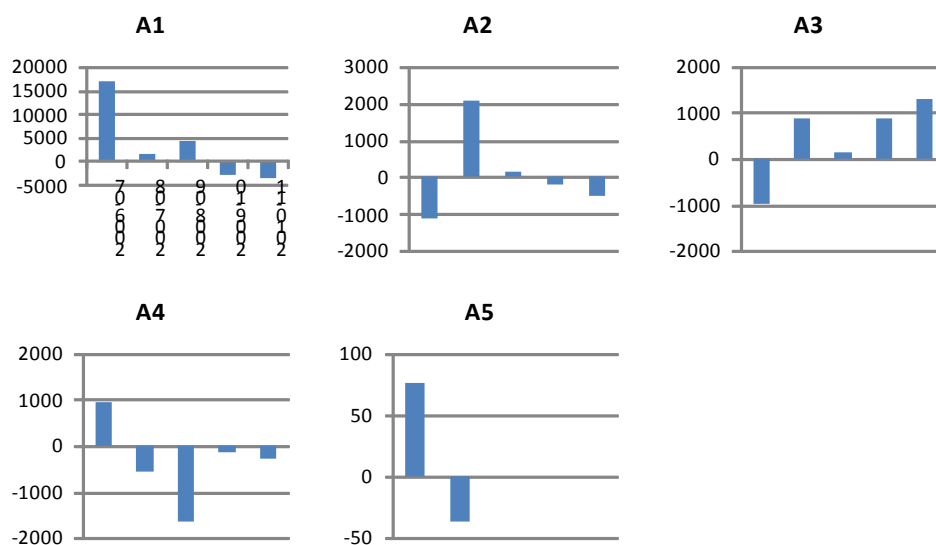
OBJECTIVE	Protecting and improving Camden's shopping streets.
TARGET	No target
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 20.1. The predominant trend for retail floorspace change in Camden is the redevelopment mixed use schemes to provide a similar quantity but higher quality of retail space.
- 20.2. In the 5 year period 316 schemes involved a change of A1 retail. Of these:
- 14 recorded a net increase of >500sq m, 6 recorded a net loss of >500sq m.
 - Less than half of all schemes in this period (44%) involve loss of A1 retail.
- 20.3. The yearly results show some variation, largely affected by a small number of large schemes. The redevelopment of the Brunswick Centre added 14,138sq m of A1 retail, which explains the unusually high figure for 2006/07.
- 20.4. In 2010/11 redevelopment of the Stables Market (2006/3182/P) is recorded as a net loss of 1,757sq m. The existing A1 area calculation of 6,127sq m includes the railway arches. A proportion of this space is substandard due to the depth of the arches and subsequent lack of natural light, ventilation and access. The redevelopment included construction of 4,370sq m of high quality retail space.

Figure 23. A uses change 5 years 2006/07 to 2010/11

Financial Year	A1 Net	A2 Net	A3 Net	A4 Net	A5 Net
2006-07	17,094	-1,107	-967	956	76
2007-08	1,699	2,087	868	-551	-37
2008-09	4,339	142	126	-1,642	0
2009-10	-2,502	-199	888	-157	0
2010-11	-3,422	-494	1,315	-281	0
Total	17,208	429	2,230	-1,675	39

Source: London Development Database

Figure 24. A uses change 5 years 2006/07 to 2010.11 charts

21. Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant units.
TARGET	No target
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

The vacancy rates in all Camden's shopping streets [3] have increased from 5% to 7% in the last 5 years. [1]

The Town Centres are either static or have increasing levels of vacancy:

- Camden Town static at 5%,
- Hampstead static at 4%
- Finchley Road / Swiss Cottage up from 6% to 8%
- Kilburn up from 4% to 7%
- West Hampstead up from 3% to 5%

For Central London Frontages, Euston Road and Highborn are static at 24% and 7% respectively and in Tottenham Court Road vacancy is up from 3% to 7%.

Camden's Central London Areas fare better with slight decreases in vacancy for 3 of the 4 areas:

- Covent Garden down from 7% to 5%
- Hatton Garden down from 8% to 3%

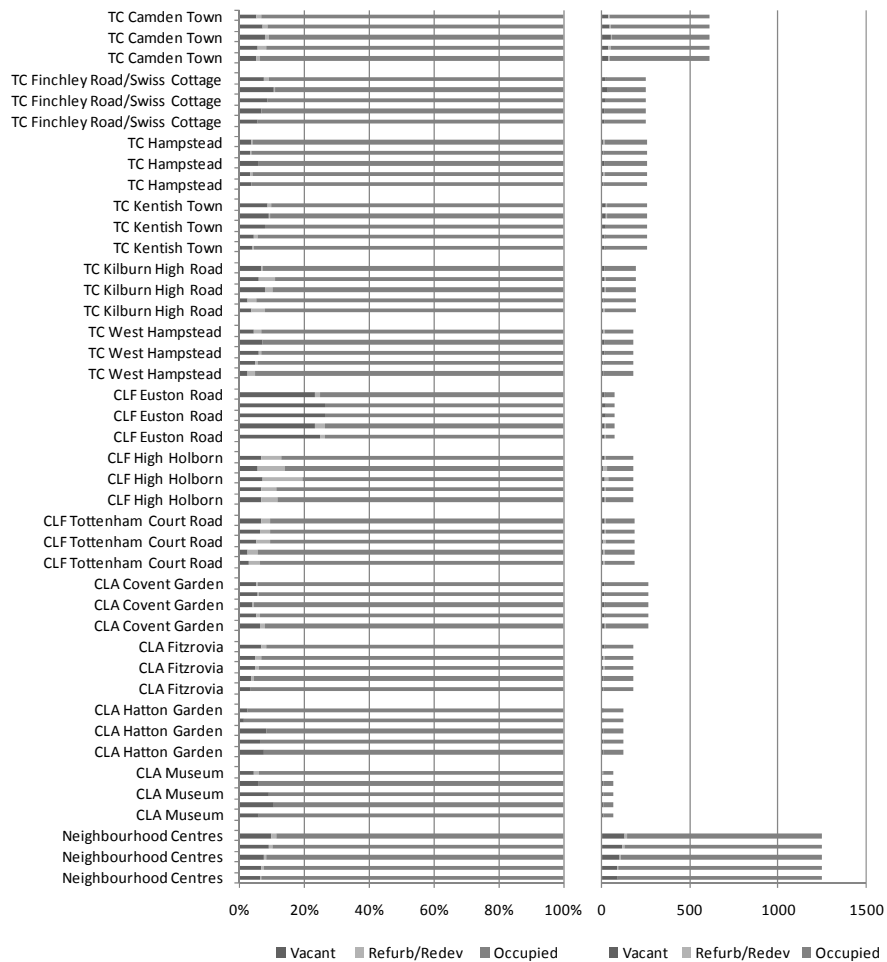
- Museum Street slightly down 6% to 5%
- But, Fitzrovia up from 3% to 7%

Neighbourhood Centres have mixed trends centre by centre, but overall there has been an increase in vacancy from 7% to 10%.

Sources and notes:

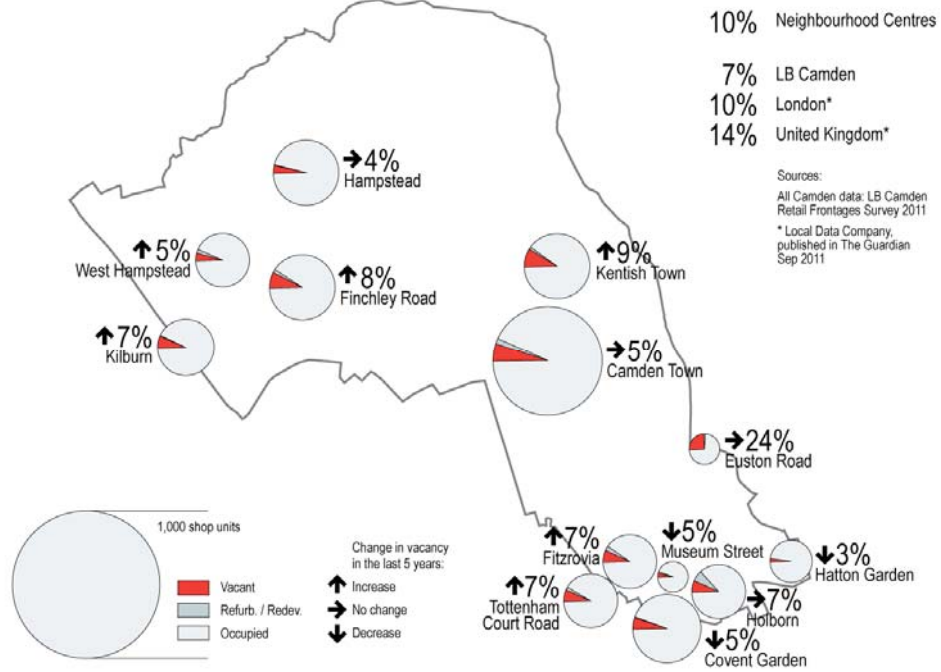
1. Camden Retail Frontages Survey
2. London Development Database
3. Town Centres, Central London Frontages, Central London Local Areas and Neighbourhood Centres

Figure 25. Vacancy rates and units in Town Centres, Central London Frontages, Central London Local Areas and Neighbourhood Centres, 5 years 2007-2011.



Source: Annual Retail Frontages Survey

**Figure 26. Vacancy rate map for shopping areas
(excluding Neighbourhood Centres)**



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 around 22,000 rooms, Camden has the second highest number of hotel rooms of London boroughs. Neighbouring Westminster has the highest number with around 35,000 rooms (London Development Agency, Planning for Visitor Accommodation in London, page 8).
- 22.2. The London Plan sets a target of achieving 40,000 net additional hotel bedrooms by 2026 across London. Camden's development policies aim to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.
- 22.3. There has been a net increase of 5,248 hotel rooms in the previous 10 years. In the previous 5 years, there has been an increase in 628 hotel rooms.

Year	Change in hotel Rooms
2006-07	206
2007-08	9
2008-09	164
2009-10	0
2010-11	249

Source: London Development Database

- 22.4. The increase in hotel rooms in 2010/11 was due to the St Giles House Hotel (2009/2628/P) which expanded by converting B1 office floorspace with a net increase of 249 hotel rooms.
- 22.5. In the first half of FY 2011/12 the St Pancras Chambers hotel (2004/3319/P) was completed with an increase of 245 hotel bedrooms, which will be recorded in next years Annual Monitoring Report.
- 22.6. Both these schemes are in highly accessible areas.

Sustainable development

23. Sustainable design assessment

BREEAM, EcoHomes, Code for Sustainable Homes

OBJECTIVE	Protecting and enhancing our environment
TARGET	BREEAM 'very good' and 60% of credits in the Energy and Water categories, and 40% of credits in the Materials category Code for Sustainable Homes: Level 3 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. All relevant major developments decided in 2010/11 included a sustainability plan ensure the environmental performance of a building meets best practice standards. These sustainability plans are either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings or EcoHomes Assessments for residential buildings (a version of BREEAM for homes).
- 23.2. In 2010/11, of the 23 schemes undertaking BREEAM assessments,
- 4 schemes achieved an 'Excellent' rating,
 - 17 achieved a 'Very Good' rating and
 - 2 achieved a 'Pass' rating' – both schemes were change of use only with minimal physical changes.
- 23.3. Also, in 2010/11, 9 schemes undertook a Code for Sustainable Homes assessment with:
- 2 schemes achieving 'Level 4' and
 - 7 schemes achieving 'Level 3'.

Refer to table on page 65 for the list of schemes.

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. Production of renewable energy on site is the final stage in the energy hierarchy. In order to achieve the greatest CO2 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.
- 24.2. This indicator does not cover CO2 reduction from CHP (combined heat and power). In addition some developments could meet their renewable energy target through biomass boilers, but are no longer encouraged to use biomass boilers due to air quality implications.

Figure 27. Renewable energy generation in major schemes permitted (not completions)

Percent of energy produced on site from renewable sources	2009/10	2010/11
> 20%	6	2
< 20%	14	18
No renewables	8 [1]	9 [2]
Total	28	29

Source: Strategic Planning and Information Team

1. Seven schemes are change of use, the remaining scheme (The Lighthouse Block 283-297 Pentonville Road) achieves 15% reduction in CO2 through other measures.

2. Four schemes are change of use and the remaining 5 achieve CO2 reductions through other measures. Three of these schemes achieve a reduction of around 20% and a further scheme reduction of more than 50%.

- 24.3. Refer to table on page 65 for the list of schemes.

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. In 2010-2011 Camden approved 35 schemes which involved sustainable drainage systems (SUDs).
- 25.2. This is a newly introduced indicator so details are not available for previous years.

26. Air Quality

OBJECTIVE	Protecting and enhancing our environment Reduction in the level 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 (NO₂) and fine particles (PM₁₀). 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 (SO₂), Nitrogen Dioxide (NO₂), Fine Particles (PM₁₀), Ozone, Carbon Monoxide, and Benzene. These are presented in Figure 28.

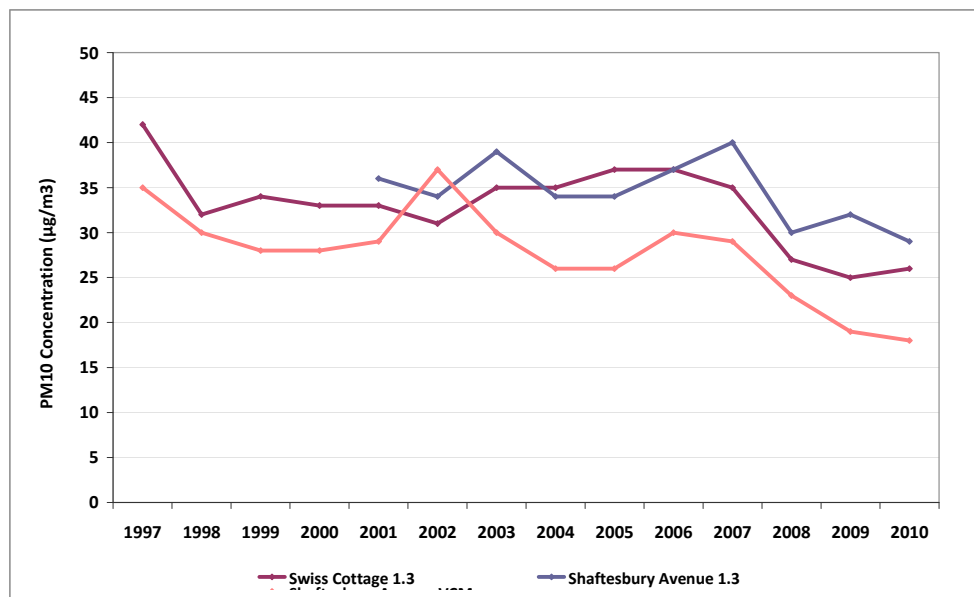
Figure 28. Air Pollutants measured in Camden

Pollutant	Target	2005	2006	2007	2008	2009	2010
Nitrogen Dioxide (NO ₂)*	Annual Mean Objective of 40 µg/m ³	x	x	x	x	x	x
	Hourly Objective of 200 µg/m ³	✓	✓	x	x	x	x
Sulphur Dioxide (SO ₂)**	Hourly mean of no more than 24 occurrences greater than 350 µg/m ³	✓	✓	✓	✓	✓	✓
	Daily mean of no more than 3 days greater than 125 µg/m ³	✓	✓	✓	✓	✓	✓
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m ³	✓	✓	✓	✓	✓	✓
Particulate Matter (PM ₁₀)*	Annual Mean Objective of 40 µg/m ³	✓	x	✓	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m ³	✓	✓	✓	✓	✓	✓
Ozone (O ₃)**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m ³	✓	x	✓	✓	✓	✓
Benzene **	Annual Mean Objective of 5 µg/m ³	✓	✓	Not measured	Not measured	Not measured	Not measured
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m ³	✓	✓	✓	✓	✓	✓

Source: Air Quality Projects & Policy, LB Camden

* Average measurement from Swiss Cottage, Shaftesbury Avenue and Bloomsbury Monitoring Sites

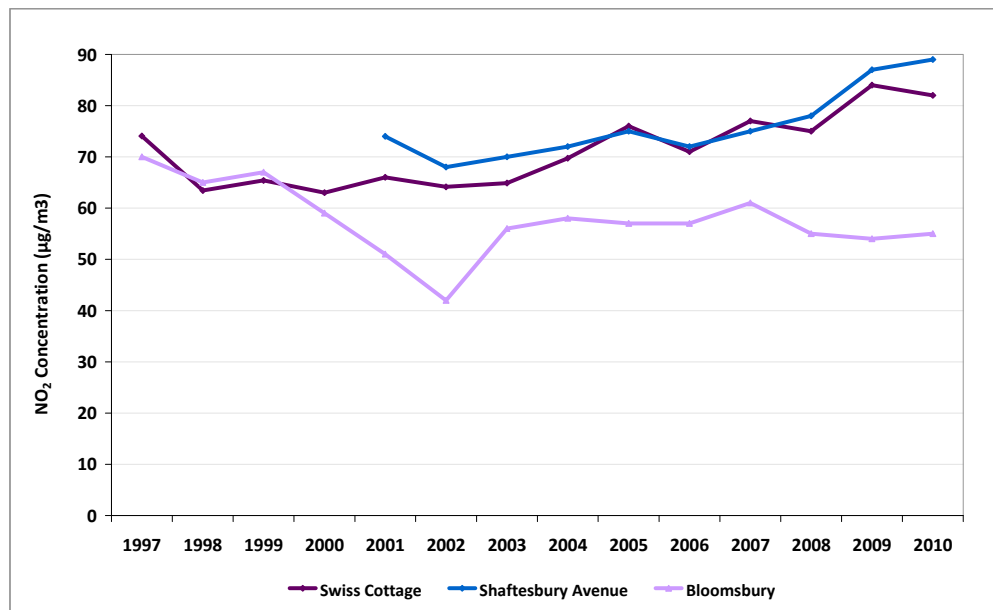
** Measurement from Bloomsbury Monitoring Site

Figure 29. Annual mean PM₁₀ concentration (micrograms) at 3 measurement stations in Camden

Source: Corporate Sustainability Team, LB Camden

- 26.3. The annual mean PM₁₀ objective has been achieved at all three monitoring sites in 2010. Annual mean PM₁₀ concentrations have decreased slightly since 2002 at the background site at London Bloomsbury. Long term trends for the other roadside sites do not reveal an overall reduction in annual mean PM₁₀ concentration, the drop that is illustrated results from an improvement in monitoring – as previously there was some over-reading of concentrations. PM₁₀ has largely remained stable at roadside sites. In 2010 all pollutants measured in Camden, except nitrogen dioxide, complied with the Government's air quality objectives.

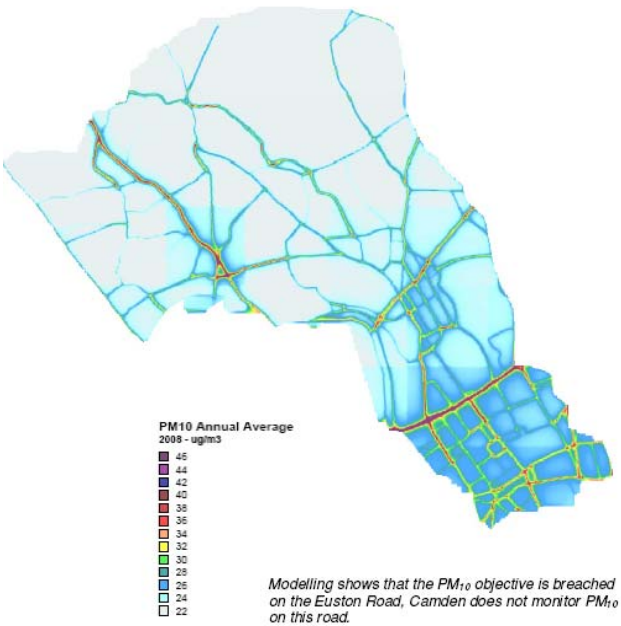
Figure 30. Annual mean NO₂ concentration (micrograms) at 3 measurement stations in Camden



Source: Corporate Sustainability Team, LB Camden

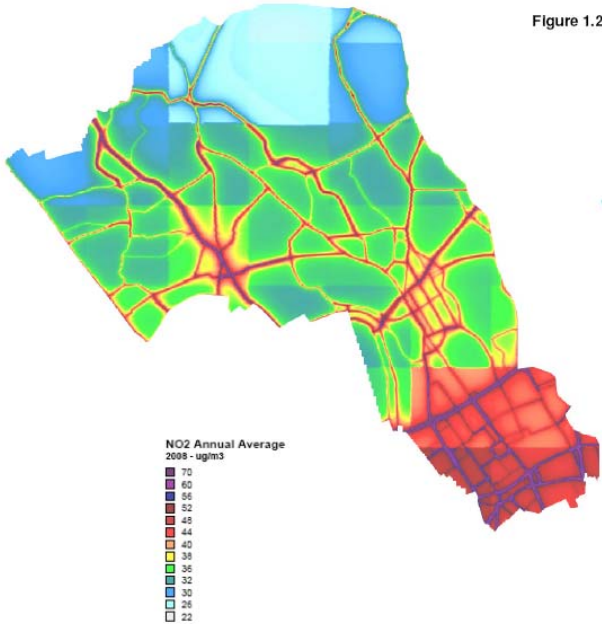
- 26.4. Modelling indicates that high levels of PM₁₀ and NO₂ across the borough is concentrated along roads with high levels of traffic and a large proportion of HGVs, as mapped on Figure 31 and Figure 32.

Figure 31. Modelled PM₁₀ levels



Source: Corporate Sustainability Team, LB Camden

Figure 32. Modelled NO₂ emissions



Source: Corporate Sustainability Team, LB Camden

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

- 27.1. No schemes were permitted in 2010/11 which involved a loss of open space
- 27.2. The Council's 2008 Open Space Review identified that there are 280 open spaces, totalling an area 526.6 hectares and representing 25% of the borough's land area. Of these, 110 (75% of open space area) are publicly accessible. Monitoring open space typologies helps the Council to focus resources to where they are most needed and survey any changes over time.

Figure 33. Open Space Typologies in Camden 2008

Typology (based on PPG17)	Publicly Accessible		Private Open Space		Total	
	No.	Ha.	No.	Ha.	No.	Ha.
Local Parks and Gardens ¹	45	366	27	16.8	72	382
Amenity green space	26	8.1	54	46	70	54.1
Green Corridors	3	7	18	9.6	21	16.6
Provision for Children and Young People	13	1.6	13	5.1	26	6.7
Civic and Market Squares and Other Paved Open Space	10	1.3	5	1.1	15	2.4
Natural and Semi-Natural Green space	8	1.5	31	33	39	34.5
Allotments and Community Gardens	5	1.2	6	2.6	11	3.8
Housing Estate Areas ²	26	12.9	n/a	n/a	26	12.9
Outdoor Sports	0	0	11	8.4	11	8.4
Cemeteries and Churchyards	0	0	5	4.9	5	4.9
Total	1,102	399	170	127	280	527

1 Kenwood Estate and the SSSIs included as part of Hampstead Heath area of open space is not double counted.

2 Housing estate open spaces that have not been identified within other categories.

Source: Camden Open Space Study Review 2008

28. Areas of biodiversity importance

OBJECTIVE	To protect and enhance the environment
TARGET	No net loss in area and populations of biodiversity
TARGET MET	Yes
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 LDF policies CS15 and DP31. Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites.

2010/11 data shows there are a total of 428.8 ha of land is classed as having biodiversity importance and that there has been no change in this area between 2009/10 and 2010/11.

Figure 34. Areas of biodiversity importance 2010/11

Designation type	Number of sites	Area (ha)
Sites of Special scientific Interest	1	16.2
Sites of Metropolitan Importance	5	322.8
Sites of Borough Importance Grade 1	7	39.6
Sites of Borough Importance Grade 2	9	31.8
Sites of Local Importance	15	18.4
Total	37	428.8

Source: Greenspace Information for Greater London 2011

29. Capacity of new waste management facilities

30. 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

- 30.1. Camden is the lead borough in a consortium of seven planning authorities preparing the North London Waste Plan (NLWP), which is a Joint Waste Development Plan Document. The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest. The NLWP will consider the total amount of waste likely to be generated across all waste streams up to 2020. It will safeguard sites across the boroughs and allocate new sites to meet North London's waste needs. 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. Representations on the submission version of the NLWP took place in May-July 2011, with submission to the government expected in November 2011.
- 30.2. No new waste management facilities were permitted or constructed in Camden in 2010/11. 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.

31. 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	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

- 31.1. The last 10 years have seen a trend of reducing volumes of waste and increasing recycling rates despite population growth. The total municipal waste arisings for Camden in 2010/11 was 121,322 tonnes and the amount recycled was 24,652 tonnes. In 2010/11 32% of household waste was recycled.

Year	Camden Household Waste	Camden Non-Household Waste	Total Municipal Waste Arisings	Camden Household Recycling	Camden Non Household Recycling	% of household waste recycled
2001/02	83,668	36,921	134,503	12,533	0	14.46
2002/03	83,135	36,503	135,225	13,857	0	16.07
2003/04	78,868	34,955	132,105	16,486	0	19.17
2004/05	63,782	48,641	133,494	19,788	0	25.21
2005/06	55,990	58,108	134,914	19,580	305	27.14
2006/07	54,231	57,978	135,697	21,248	2,096	28.05
2007/08	51,753	57,010	131,426	19,607	2,902	27.12
2008/09	50,532	53,135	126,589	20,391	2,452	28.27
2009/10	48,516	50,649	122,606	20,875	2,511	29.75
2010/11	21,591	41,754	121,322	24,652	2,792	32.23

Source: LB Camden Environment Service

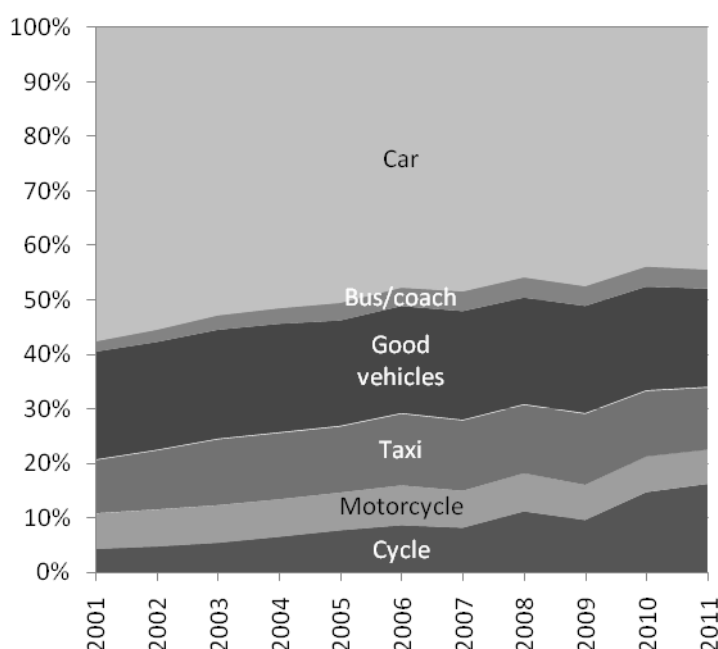
Transport

32. 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

- 32.1. There has also been a considerable change in transport modes used within the borough, with a clear decrease in car usage and increases in bicycle and taxi travel. Bicycle use in Camden has doubled since 2001 and car usage dropped 25% over the same period, as displayed in Figure 35. 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.

Figure 35. Change in transport mode in Camden (4 screenlines)



Source: Public Realm and Transport, LB Camden

- 32.2. Most of these changes in traffic flow and mode can be attributed to economic trends and to local initiatives. For instance, the recent increase in freight vehicles can be linked to changes in economic activity (i.e. associated increased travel by employees as well as business transportation uses), and to a growing population. Overall decreases in car use and increase to non-chargeable uses (bicycle and taxi for example) are indicative of the impacts of congestion charging in Camden and central London,² promotion of alternatives to the car and the spread of parking controls (CPZs) across the borough.

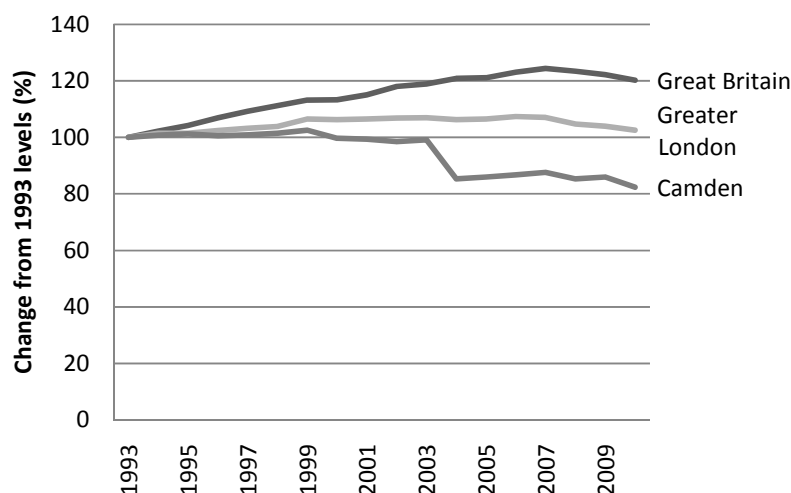
33. Traffic flows

OBJECTIVE	Protecting and enhancing our environment
TARGET	Core Strategy: Reduce traffic in the borough by 15% from 2001 levels Local Implementation Plan: Reduce the current proportion of residents' trips made by car and motorcycle from an average of 19% across 2006/07 – 2008/09 to an average of 17% across 2016/17 – 2018/19.
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

- 33.1. Traffic flow in Camden has decreased significantly since 1993 in contrast to the national and regional trends of increasing traffic. In the 10 year period 2001-2011 Camden has reduced its traffic flow 17% from 2001 figures, outperforming all London Boroughs in this regard. City of London reduced traffic by 15%, Westminster by 13%, Islington by 8%. Figure 36 shows the longer term trends from 1993. The sharp decline for Camden in 2003 is due to introduction of the congestion charging zone.

1.1.

² Volumes have increased for non-chargeable vehicles, and decreased for chargeable vehicles within the congestion zone. The greatest change is apparent in the period between pre-charging (2002) and immediately after charging was introduced (2003). (Source: Transport for London, Fifth Annual Impacts Monitoring Report 2007).

Figure 36. Motor vehicle traffic change from 1993 levels to 2010

Source: Department for Transport statistics, Motor vehicle traffic (vehicle kilometres) by region in Great Britain, annual from 1993 to 2010 (Table TRA8904a).

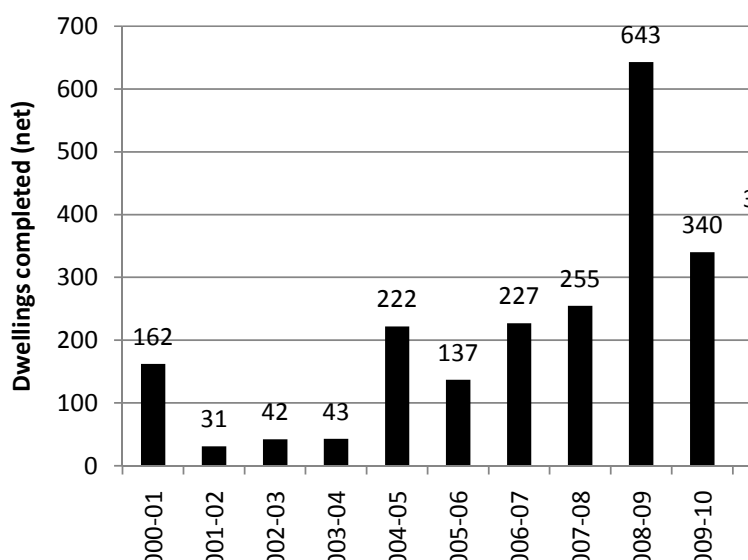
34. Car free and car capped developments

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

- 34.1. 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 existing provision.
- 34.2. The Council expects developments to be car free in almost all instances. Developments in the Central London Area, the Town Centres and the Controlled Parking Zones, which cover almost the entire borough will be expected to be car free.
- 34.3. In 2010/11 382 dwellings (72% of all completed) were designated as 'car-free' - not having a parking space or permit. There has been a general

upward trend in the number of dwellings completed with car free agreements since 2000/01.

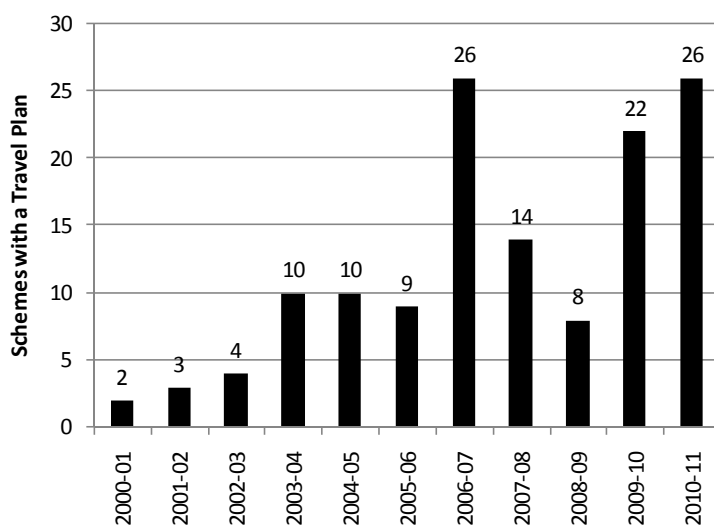
Figure 37. Net dwellings completed with car free or car capped restrictions



Source: Section 106 database

35. 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

Figure 38. Travel Plans negotiated

Source: Section 106 database

36. Car clubs and car club bays

OBJECTIVE	Expand the availability of car clubs as an alternative to the private car
TARGET	Increase the number of on-street car club spaces to 410 by 2020
TARGET MET	Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel DP18 Parking Standards and limiting the availability of car parking

- 36.1. There were 4 car club companies in operation and 202 parking bays dedicated for car club use in Camden in 2010/11. This is a newly introduced indicator so data for previous years is not available.

Further information: Camden's Transport Strategy

- 36.2. Most monitoring for transport will be conducted through Camden's Transport Strategy, the Local Implementation Plan. The Local Implementation Plan includes Transport for London targets for:
- walking and cycling mode share,
 - bus reliability,
 - condition of road surfaces,
 - road safety (casualties and KSI's) and
 - CO2 emissions.
- 36.3. The Local Implementation Plan also includes Camden's own targets for:
- traffic flow,
 - cycling trips,
 - sustainable vehicles in the local authority fleet,
 - car clubs,
 - school travel plans,
 - bicycle parking and street trees.
- 36.4. A total of £5.75m has been negotiated in Section 106 funding to part fund major transport improvement schemes in the borough as listed in Figure 39.

Figure 39. Local Implementation Plan Major Schemes

Project	Priority	Project Stages	Funding	Application Dates
West End	1	Tottenham Court Rd/ Gower Street 2-way traffic	<i>Total cost</i> £10,000k Section 106 £750k LIP Funding Required £9,250k	West End application submitted to TfL in January 2010. Funding of £150k was awarded to Camden to proceed with feasibility in 2011/12 (Step 2 funded).
		Euston Circus – Fully funded	<i>Total cost</i> £3,850k Section 106 £3,000k Other TfL funding £850k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project is fully funded through S106 and TfL..
		St Giles Circus –	<i>Total cost</i> £4,000k Section 106 £2,000k LU £2,000k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project expected to be fully funded. Funded through LU and S106.
		Princes Circus - Funding through Section 106	<i>Total Cost</i> £2,000k Section 106 £2,000k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project fully funded.
Camden Town	2	Cobden Junction	<i>Total Cost</i> £2,000k Funding under negotiation £500k LIP Funding Required £1,500k	Application submitted to TfL in January 2010. Step 1 application will be resubmitted in September 2011
		Camden High Street south	<i>Total Cost</i> £2,000k LIP Funding Required £2,000k	Step 1 application to be resubmitted to TfL in September 2011

Source: LB Camden Local Implementation Plan

Go to: www.camden.gov.uk/lip

Heritage

37. Buildings 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

37.1. 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. The nationwide register of buildings at risk is maintained and published annually by English Heritage, with a separate volume published covering London only. The 2011 register showed a total of 50 buildings at risk in Camden – three less than the 2010 figure.

37.2. In 2010/11, six sites were removed from the register as a result of repairs or being brought back into use and three buildings were added having been identified through survey by the Council's Conservation and Urban Design Team.

Removed	Added
53 Marchmont Street	90 Fortess Road
St Pancras Chambers	1 and 2 Lincoln's Inn Fields
75 and 76 Guildford Street	St Georges Cathedral Redhill Street
All Souls Church Loundoun Road	
Kentish Town Baths	
62-66 Huntley Street	

Figure 40. Buildings at Risk in Camden 2009–2011

Year	Removed since previous year	Added since previous year	Buildings at Risk
2009	4	3	55
2010	4	2	53
2011	6	3	50

Source: Buildings at Risk 2011, English Heritage

Basements

38. Basements

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

- 38.1. In 2010-2011 Camden approved 118 schemes which involved basement or lightwell excavation. This is a new indicator and information is not available for previous years.

39. Basement schemes with SUDS

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

- 39.1. 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.
- 39.2. In 2010/11 Camden approved 11 basement schemes which incorporated SUDS. However it should be noted that developers can use alternative design solutions, other than SUDS, to ensure adequate drainage for their schemes. This is a new indicator and information is not available for previous years.

Planning obligations (Section 106 agreements)

40. S106 contributions negotiated

	2006-07	2007-08	2008-09	2009-10	2010-11
Total	8,668,520	2,390,993	3,564,834	4,971,949	12,075,470
Highways and Street Works	2,064,689	742,979	1,033,700	2,208,721	1,007,203
School Places	1,269,627	672,100	495,737	812,562	690,144
Other Mitigation and Environmental Works	2,000			30,000	3,800,000
Regeneration	1,862,000	40,000	185,000	734,579	781,840
Environment and Open Space Improvements	816,271	351,456	359,397	788,731	1,282,876
Affordable Housing-Payments in lieu	1,255,000	544,517	65,000	260,000	800,000
Housing Department					1,695,000
Bonds to be held			1,100,000		
Public Transport Improvements	35,000			25,000	1,020,591
Other Public and Community Facilities	596,068		186,000		51,580
D1 and Leisure Facilities	335,000	25,000	100,000	15,030	216,510
Community safety	124,000				490,000
Monitoring and Other Planning Costs	293,865		10,000	7,325	80,000
Other			30,000	90,000	
Health Care		14,941			47,726
Transport and Parking Improvements					62,000
Public Art					50,000
Kilburn TCM	15,000				

Source: Section 106 database, Site Development Team

Notes: The above figures are contributions agreed to in signed Section 106 agreements. It does not represent payments to the Council. Payment is due upon implementation of a scheme. The table above excludes superseded permissions.

41. Section 106 financial activity

	Opening Balance	Received in Year	Expend- iture	Closing Balance
Year	£000s	£000s	£000s	£000s
2002/03	2,995	3,238	426	5,807
2003/04	5,807	804	1,412	5,199
2004/05	5,199	2,264	1,693	5,770
2005/06	5,770	1,566	915	6,421
2006/07	6,421	3,007	1,582	7,846
2007/08	7,846	8,689	628	15,908
2008/09	15,908	3,547	1,291	18,164
2009/10	18,164	3,216	2,730	18,650
2010/11	18,650	7,025	2,908	22,767

Source: Camden Finance

Infrastructure

42. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy)

OBJECTIVE	Support Camden's growth and development
TARGET	Various
TARGET MET	Part met
RELATED POLICIES	CS19 – Delivering and monitoring the Core Strategy

Figure 41. Infrastructure Table

Refer to the Appendix 1 of the Camden Local Development Framework Core Strategy for the Infrastructure Table. Updates for 2010/11 are below.

- | | |
|---|--|
| 1. No information available | 12. No information available. Longer-term project |
| 2. No information available | |
| 3. Opened Sept 2011 (one year early) | 13. Longer term project |
| 4. Opened | 14. Longer term project |
| 5. Now proposed by 2015/16, subject to further discussion with the developer | 15. Longer term project |
| 6. Following the revision of housing/child yield and projection data the need would now be between 1-3FE over the planning period up to 2025/26 | 16. Longer term project |
| 7. UCL Academy and Swiss Cottage Special school are due to open at Adelaide Road site in Sept 2012 | 17. Longer term project |
| 8. UCL Academy and Swiss Cottage Special school are due to open at Adelaide Road site in Sept 2012 | 18. Longer term project |
| 9. South Camden School works are being carried out however the opening of the additional 2FE is currently under review | 19. Longer term project |
| 10. The South of the Euston Road group has submitted an application for a 4FE 'Free School' to DfE which uses the Wren St site | 20. Longer term project |
| 11. No information available Longer-term project | 21. Permission granted for a redeveloped care home on 15/12/10 |
| | 22. Permission granted for redeveloped care home on 24/11/10 |
| | 23. Not yet implemented |
| | 24. Longer term project |
| | 25. Longer term project |
| | 26. TBC |
| | 27. Longer term project |

- | | |
|--|---|
| 28. No information available | 45. Project underway |
| 29. Longer term project | 46. Under construction |
| 30. No information available | 47. Completed |
| 31. Longer term project | 48. Longer term project |
| 32. Longer term project | 49. TBC Could form part of High Speed 2 development |
| 33. Longer term project | 50. Longer term project |
| 34. Incomplete. Several Safer Neighbourhood Teams are based in main police buildings, which may become permanent depending on resources. | 51. Longer term project |
| 35. No information available | 52. Longer term project |
| 36. No information available | 53. Longer term project |
| 37. Incomplete. Some Safer Neighbourhood bases have a facility to open with a front office. | 54. Completed |
| 38. Fire stations in Euston; Belsize Park; Kentish Town; and West Hampstead have all been retained. | 55. Longer term project |
| 39. N/A | 56. Longer term project |
| 40. Appropriate developments in Camden continue to provide Crossrail contributions | 57. Work in progress |
| 41. Longer term project | 58. Longer term project |
| 42. New King's Cross station concourse under construction, due to open Summer 2012. | 59. Longer term project |
| 43. Completed | 60. Longer term project |
| 44. Project underway | 61. Longer term project |
| | 62. Ongoing. 14 schemes were approved in 2010/11 which included a condition requiring the implementation of a Sustainable Urban Drainage System (SUD) |

Figure 42. Sustainable Design Table

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2010/1342/P	87 Holmes Road Kentish Town London NW5 3AX	Part three storey and part single storey extension to Cathcart Street, single storey extension to Willes Road extension, erection of new external staircase facing existing playground, formation and widening of pedestrian and vehicular access points and other incidental works associated with the continual use within Class D1 (education establishment).	Excellent	N/A	0	N/A
2010/1411/P	William Goodenough House 35 - 42 Mecklenburgh Square London WC1N 2AN	Erection of two storey roof extension to the Heathcote Street block; replacement of the existing mansard roof on the Mecklenburgh Street block with a new mansard roof extension; erection of two storey roof extension to the internal courtyard link block; various internal alterations and rearrangements to existing bedrooms; all in association with the creation of an additional 61 student rooms and flats for the existing halls of residence (Sui Generis).	Very good	Photovoltaic panels	7.45% and 11% from renewables	N/A
2010/0885/P	74 - 76 Guilford Street, London WC1N 1DF	Additions and alterations in association with change of use from nurses accommodation to student accommodation (sui generis).	N/A	N/A	0	Level 3
2010/0646/P	Hatton Square Business Centre Baldwins Gardens London EC1N 7RJ	Erection of an infill extension to north and west elevations, a two storey roof extension and alterations to provide a new entrance, atrium, and re-cladding envelope with green wall, to re provide a shop (A1), provide additional office space (B1a); workshops (B1c) and ancillary cafe.	Very good	Photovoltaic panels	Unknown 2% from renewable energy technologies	N/A
2010/1470/P	15 Bloomsbury Square London, WC1A 2LP	Change of use of part basement, ground floors and entire 1st to 5th floors from offices (Class B1) to Non-Residential Institution (Class D1).	Very good	Photovoltaic panels	17% No details on % of renewables	N/A

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/bream proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2010/2288/P	68A Delancey Street, London NW1 7RY	Erection six blocks comprising a mix of one, two and three storey buildings with lower ground and basement levels for 8 commercial units (Class B1), 2 live/work units (Sui Generis), and 5 self-contained residential units (Class C3) (following demolition of existing two storey buildings).	Excellent	Solar hot water system and air source heat pumps	17%	Level 4
2010/2136/P	10 Jamestown Road London NW1 7BY	Change of use and works to convert the existing office building (B1) to a mix of uses to include retail/restaurant units (A1- A3) at ground floor level, office space (B1), at first and second floor level, 9 x residential units(3 x 1 bed, 3 x 2 bed & 3 x 3 bed) (C3) at third and fourth floor levels, with associated external alterations including an extension at roof level to create an additional storey, a single storey extension at ground floor level to the front of the building and elevational alterations..	Very good	Photovoltaic panels and solar hot water heaters	29% and 11% from renewables	Level 3
2010/2282/P	Wesley Court 4 Wild Court London WC2B 4AU	Change of use of education institute (Class D1), offices (Class B1) and ancillary cafe to provide 86 self contained units for student accommodation in association with the London School of Economics.	Very good	Photovoltaic panels	Unknown 10.87% renewable technology	N/A
2010/2437/P	43 - 45 Bloomsbury Square London WC1A 2RA	Change of use of buildings from Offices (Class B1) to alternative use for either Educational use (Class D1) or Offices (Class B1) and external alterations associated with refurbishment, including new doors to under pavement vault entrances.	Pass	N/A	0	N/A
2010/1872/P	3 Hampshire Street London NW5 2TE	Demolition of building and replacement by a new 3 storey block comprising Class B1 business unit, refuse and cycle stores and residential entrance on ground floor and 7 x Class C3 selfcontained flats in 2 separate blocks on 1st and 2nd floors with gardens and balconies.	N/A	Solar hot water heaters	20.3%	Level 3

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2010/2911/P	86 - 88 Delancey Street London NW1 7SA	Redevelopment of the site for 29 affordable residential units (C3 use class) following demolition of the existing tyre repair workshop involving the erection of a part 6, part 5 and part 4 storey building comprised 21 self-contained residential units (6 x 3 bed, 7 x 2 bed and 8 x 1 bed units) fronting Delancey Street, a detached part 3, part 1 storey building at rear comprised 6 housing units (1 x 3 bed and 5 x 1 bed units), 14 basement car parking spaces and the incorporation of two semi-detached housing units (2 x 2 bed units) at 103/105 Parkway (granted planning permission on 31/03/2009 (ref 2008/5399/P).	N/A	Solar thermal panels and solar collector panels	Unknown 20% from renewables	Level 3
2010/5185/P	Suffolk House 1-8 Whitfield Place & 114-116 Whitfield Street London W1T	Change of use from office (Class B1) to 13 residential units (Class C3) involving partial demolition, refurbishment and construction of a new fourth floor extension (revision to planning consent 2009/2966/P granted on 16/10/2009).	Excellent	Solar thermal panels	10%	N/A
2010/4049/P	Victory House 1 University Street 163-170 Tottenham Court Road London WC1E 6JF	Change of use of fifth and sixth floors from serviced apartment use (Sui Generis) to 11 residential use units (Class C3), and remodelling of University Street entrance (at street level)	Very good (BRE Ecohomes)	Solar thermal panels	70%	N/A
2010/3759/P	61 - 62 Lincoln's Inn Fields (Incorporating 36 - 38 Kingsway & 40 - 42 Kingsway) London WC2A 3PX	Change of use from office and erection of extensions at 61 - 62 Lincolns Inn Fields, 36 - 38 Kingsway and 40 - 42 Kingsway to form a hotel, residential, conference facilities, restaurant, bar and retail uses; roof alterations and extensions with roof plant to 5th -9th floors of 36 - 38 Kingsway; rear extensions and facade alterations at all levels within internal lightwell between Kingsway and Lincoln Inn Fields blocks; roof extension, terraces and plant to 40 - 42 Kingsway; alterations to forecourt of 61 - 62 Lincolns Inn Fields.	Very good	CHP and air source heat pumps	28.2% and 10% from renewables	N/A

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2010/3891/P	Central House 14 Upper Woburn Place London WC1H 0JN	Alternative use of the building as either offices (Class B1) or higher educational uses (Class D1). External alterations including erection of renewable energy panels and replacement plant equipment at roof level.	Very good	Air source heat pumps and photovoltaic panels	28% No details on % of renewables	N/A
2010/4625/P	25 - 27 Talacre Road London NW5 3PH	Demolition of entire boxing club building and replacement by a new 3 storey block comprising Class D2 boxing club, refuse and cycle stores and residential entrance on ground floor and 7 x Class C3 selfcontained flats on 1st and 2nd floors with roof terraces.	N/A	Solar panels and air source heat pumps	29% No details on % of renewables	Level 3
2010/3884/P	Royal Free Hospital Pond Street London NW3 2QG	The erection of a three storey office building to relocate administration staff from main building of the Royal Free Hospital (Class D1), following demolition of existing 2 storey modular office building.	Very good	Air-source heat pumps	14-15%	N/A
2010/4693/P	16 - 19 Southampton Place London WC1A 2AJ	Change of use from office (Class B1a) to flexible office (Class B1a) and non-residential institution (Class D1) uses.	Pass	N/A	0	N/A
2010/5214/P	6 Erskine Road London NW3 3AJ	Extension of existing office accommodation (Class B1) to accommodate an additional (1473sqm) floorspace including the demolition and replacement of Block 5 with a part 2/part 3-storey building plus enlarged basement, a roof extension and alterations to the elevation of Block 2, roof extension and alterations to elevations of Block 3, alterations to the rear elevations of Leeder House and the caretakers' lodge and erection of four core blocks (providing circulation and services) between the caretakers lodge and Block 2 (3-storey), between Blocks 2 & 3 (3-storey), between Leeder house and Block 5 (5-storey) and between Blocks 4 & 5 (3-storeys).	Very good	Photovoltaic panels	11.95% No details on % of renewables	N/A

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2010/4408/P	Coram Community Campus 49 Mecklenburgh Square London WC1N 2NY	Redevelopment of the site by the erection of a three storey building for the provision of flexible Class D1 and office (Class B1) floor space with ancillary residential (Class C3) for purposes related to the provision of children and family care and associated landscaping following demolition of existing mortuary, swimming pool and Gregory House buildings.	Very good	Ground source heat pump	20%	N/A
2010/4850/P	Guinness Court St Edmund's Terrace London NW8 7QE	Erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).	N/A	Photovoltaic panels	31% and 10% from renewables	Level 3
2010/4890/P	Wellesley Road Elderly Person's Home 1 Wellesley Road London NW5	Demolition of the existing building and the erection of a part 2 part 3 storey building comprising a 60 bed care home (Class C2) and associated parking facilities and landscaping.	Excellent	Solar panels	45% and 5% from renewables	N/A
2010/4583/P	Conway House 18 - 22 Quex Road London NW6 4PG	Erection of part four storey, part two storey and lower ground floor 60 room hostel (Sui generis), adjoining residential block (Use Class C3) consisting of 6 flats and duplexes, and single storey "social enterprise space" building to rear (existing buildings to be demolished).	N/A	Photovoltaic panels	39.85% and 15% from renewables	Level 3
2010/4616/P	Alexandra House Maitland Park Villas London NW3 2ET	Erection of a part 2, part 3, part 4 storey building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road.	Very good	Solar panels	43% and 5% from renewables	N/A

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2010/5478/P	Site bounded by Chester Road, Balmore Street and Raydon Street	Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street.	Very good	Photovoltaic panels	23.1% and 11.5% from renewables	Level 4
2010/6535/P	Swinton House 324 Gray's Inn Road London WC1X 8DD	Change of use of Office building (Class B1a) to dual use tourist hostel (Sui Generis) and/or hotel (Class C1) to provide short stay overnight 'tourist type' accommodation comprising of 114 rooms, ancillary bar (Class A4), restaurant (Class A3) and retail (Class A1) units, and associated alterations including erection of a ground floor rear extension, alterations to existing rear garage, new shopfronts to Gray's Inn Road elevation, erection of a lift shaft to rear elevation and associated installation of plant.	Very good	Photovoltaic panels	0	N/A
2009/5796/P	235 - 269 Makepeace Mansions Makepeace Avenue London N6 6HD	Conversion of 35 non self contained HMO units (sui generis) into 10 (1 bed) and 5 (2 bed) self contained affordable flats (Class C3) and replacement of existing single glazed windows with double glazed windows.	Very good (BRE EcoHomes)	N/A	0	N/A
2010/0552/P	120 Finchley Road London NW3 5JB	Erection of part 4-storey, part 7-storey building over two floors of basements to provide hostel (sui generis) with commercial floor space for flexible (B1 (office), retail (Class A1), financial/professional services (Class A2), restaurant/cafe (Class A3) and drinking establishment (Class A4)) uses, including works of hard and soft landscaping.(following the demolition of existing buildings).	Very good	CHP plant and photovoltaic panels	14.5% reduction in CO2 No details on % of renewables	N/A

Application Number	Address	Development Description	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2011/0122/P	29-56 & 165-199 Makepeace Mansions Makepeace Avenue London N6 6HD	Conversion of two blocks containing 63 non self contained units (Class Sui Generis) into 31 self contained flats (Class C3) (8 x studios, 18 x one bedroom, 3 x two bedroom and 2 x three bedroom) and alterations including the replacement of existing single glazed windows with double glazed windows, provision of enclosed cycle stores and enclosed bin stores and replacement front doors to both blocks. Alterations at roof level to provide water tank enclosure and relocation of fire escape route at 29-56 only.	Very good (BRE EcoHomes)	Combined heat and power	56%	N/A

Strategic Planning and Information
London Borough of Camden
Town Hall, Extension, Argyle Street
London WC1H 8EQ
Tel: 020 7974 2519
Fax: 020 7974 1930
Email: ldf@camden.gov.uk
www.camden.gov.uk