

London Borough of Camden

Regeneration and Planning Authority Monitoring Report 2018/19, 2019/20, and 2020/21



Image: King's Cross Central development February 2023.

Planning Policy Team
LB Camden, 2023



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1. Introduction

- 1.1. Under the Planning regulations local planning authorities must publish information that:
 - shows how the implementation of their adopted plans is progressing
 - reports on local plan preparation
 - reports any activity relating to the duty to co-operate
 - provides up-to-date information on neighbourhood plans.
- 1.2. Its purpose is to assess the extent to which the policies set out in the Local Plan are being achieved. The information in this report allows Camden's planning service to identify which policies are performing as intended and if any need to be reviewed.
- 1.3. The report starts by providing an overview of the work of the planning service. It outlines the progress in developing the Local Plan, neighbourhood plans, and collecting and spending Community Infrastructure Levy (CIL) and Section 106 monies. In addition, a high-level summary is provided as to how the Council has satisfied the duty to cooperate
- 1.4. Camden Council monitors and analyses the performance of its planning policies and progress on planning policy documents, publishing the details in the Authority Monitoring Report (AMR).
- 1.5. This AMR reports on the period **1 April 2018 to 31 March 2021**. Please note that some data included in the previous AMR has not been included here as it was not available at the time of writing (particularly data for the final reporting year). Where such data becomes available and remains relevant to policy implementation, it will be published separately or in a future AMR.

2. Policy documents

Planning policy documents being prepared or recently adopted

- 2.1. This section provides an update on the progress of all planning policy documents being prepared or recently adopted in relation to the indicative timetables in the [Local Development Scheme \(LDS\)](#). Versions of the LDS were published in January 2016, March 2019, February 2020, August 2021, and most recently in October 2022.

Local Plan

- 2.2. In July 2017 the Council adopted the Camden Local Plan to ensure the borough has robust and up-to-date planning policies to deliver sustainable growth, sustainable communities and other local priorities. The Local Plan then replaced the Camden Core Strategy and the Development Policies documents. Further details are available at: www.camden.gov.uk/localplan

North London Waste Plan

- 2.3. The seven North London Local Planning Authorities of [Barnet](#), [Camden](#), [Enfield](#), [Hackney](#), [Haringey](#), [Islington](#) and [Waltham Forest](#) ('North London Boroughs') have worked together to prepare the North London Waste Plan.
- 2.4. The North London Waste Plan (NLWP) sets out the planning framework for waste management in the North London Boroughs for the next 15 years. It identifies sites for waste management use and sets out policies for determining waste planning applications.
- 2.5. During 2018/19 the Boroughs prepared the Proposed Submission (Regulation 19) version of the NLWP and updated the Waste Evidence base. The Proposed Submission NLWP was consulted on in March and April 2019.
- 2.6. During 2019/20 The NLWP was submitted to the Secretary of State for Housing, Communities and Local Government on 8th August 2019 and public hearings took place in November 2019. To address the issues raised during the hearing sessions, the Boroughs began preparing Main Modifications for consultation.
- 2.7. During 2020/21 the Main Modifications consultation took place in October to December 2020. The Plan was adopted by Camden Council on 4 July 2022. For further details please visit: www.nlwp.net

Community Infrastructure Levy (CIL) Charging Schedule

- 2.8. Camden's CIL Charging Schedule was updated on 30th October 2020.
- 2.9. During the monitoring period the following CIL for Camden was collected:

2018/19	£9.1 million
2019/20	£7 million
2020/21	£7 million

- 2.10. 70% of CIL monies will be spent on strategic infrastructure projects ('strategic CIL') and 25% will be spent in the local area to the development ('local CIL'). The remaining 5% will be used to cover the costs of collecting and administering the CIL. For further details please visit: <https://www.camden.gov.uk/community-infrastructure-levy>

Camden Planning Guidance

- 2.11. Camden Planning Guidance (CPG) is a series of documents that provide further advice and information on how we will apply our planning policies.
- 2.12. Following the adoption of the Local Plan in July 2017, a review of all the Camden Planning Guidance documents was undertaken in a phased approach to ensure up to date advice and to support the effective delivery of the Local Plan policies. Phase 1 CPG documents were adopted by the Council in March 2018. Phase 2 CPG documents were adopted by the Council in March 2019. A further review of a number of the documents was undertaken and adopted by Council in January 2021.
- 2.13. For further details please visit: <https://www.camden.gov.uk/planning-policy-documents>

Statement of Community Involvement

- 2.14. The SCI sets out how the Council involves local people when considering planning applications and preparing our planning policies. The [current SCI](#) was adopted in July 2016.

Site Allocations Local Plan

- 2.15. The Council began a review of the [Camden Sites Allocation Plan \(2013\)](#) document in 2019 and undertook a formal consultation on a draft Site Allocation Local Plan between February and March 2020. The plan sets out a number of key development sites and areas across the borough and sets out how they should be developed in the future to meet Camden's growing needs.
- 2.16. Since the consultation ended in 2020, there have been a number of things to consider including national changes to the planning system, a new London Plan adopted, dealing with the effects of the covid pandemic and Camden declaring a Climate Emergency.
- 2.17. A further consultation was undertaken on the draft Site Allocation Local Plan in December 2021 to January 2022. Together with targeted consultation for identified groups. For further details please visit: <https://www.camden.gov.uk/site-allocations>

Euston Area Plan

- 2.18. The Euston Area Plan (EAP) is a long-term strategic planning framework to guide transformational change in the Euston area, focused on the redevelopment of Euston station. The EAP identifies sites for new and replacement housing, as well as commercial, community and open space, in the EAP area. The [current EAP](#) was adopted in 2015. The Council took the decision to update the Plan in 2020 and is currently working towards consultation (Regulation 18) of the draft EAP update in early 2023. For further details please visit: <https://www.eustonareaplan.info/>

Current planning documents

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

- London Plan (March 2021)
- North London Waste Plan (July 2022)
- Camden Local Plan (July 2017)
- Euston Area Plan (January 2015)
- Fitzrovia Area Action Plan (March 2014)
- Camden Site Allocations (September 2013)
- Redington and Frognal Neighbourhood Plan (September 2021)
- Dartmouth Park Neighbourhood Plan (March 2020)
- Camley Street Neighbourhood Plan (September 2021)
- Hampstead Neighbourhood Plan (October 2018)
- Highgate Neighbourhood Plan (September 2017)
- Kentish Town Neighbourhood Plan (September 2016)
- Fortune Green and West Hampstead Neighbourhood Plan (September 2015)

2.20. In addition, we have produced additional planning policy documents (known as supplementary planning documents or SPDs) to provide further guidance on our approach to specific topics, areas or sites. Our current supplementary planning documents are listed below.

- Access for all CPG (March 2019)
- Advertisements CPG (March 2018)
- Air quality CPG (January 2021)
- Amenity CPG (January 2021)
- Artworks, statues and memorials CPG (March 2019)
- Basements CPG (January 2021)
- Biodiversity CPG (March 2018)
- Community uses, leisure and pubs CPG (January 2021)
- Design CPG (January 2021)
- Developer contributions CPG (March 2019)
- Digital infrastructure CPG (March 2018)
- Employment sites and business premises CPG (January 2021)
- Energy efficiency and adaptation CPG (January 2021)
- Home improvements (January 2021)
- Housing CPG (January 2021)
- Planning for health and wellbeing CPG (January 2021)
- Planning Statement on the Intermediate Housing Strategy and First Homes (March 2022)
- Public open space CPG (January 2021)
- Student housing CPG (March 2019)
- Town centres and retail CPG (January 2021)
- Transport CPG (January 2021)
- Trees CPG (March 2019)

- Water and flooding CPG (March 2019)

Area Frameworks and Planning Guidance

- Gospel Oak and Haverstock Community Vision SPD (November 2022)
- Canalside to Camley Street SPD (November 2021)
- West End Lane to Finchley Road: Principles for a new place SPD (September 2021)
- Kentish Town Planning Framework (July 2020)
- Camden Goods Yard Planning Framework (July 2017)
- Mount Pleasant SPD (February 2012)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)

3. Partnership working and Duty to Co-operate

Partnership working

- 3.1. The Council actively seeks to work in partnership with the Mayor of London/GLA, neighbouring authorities and other stakeholders, to deliver planning and regeneration outcomes.

Neighbourhood planning

- 3.2. Neighbourhood plans are planning documents that are prepared by the community, with the Council providing support and advice, to influence the future of their area by setting out their vision and general planning policies to shape and direct development in their neighbourhood.
- 3.3. As of 1st April 2022, there were nine designated neighbourhood forums. Neighbourhood Areas do not expire but Forums are valid for 5 years from the date of designation. When the five-year period ends forums need to be re-designated if they are to continue working on statutory neighbourhood planning matters. To be re-designated a forum needs to demonstrate that they continue to meet the requirements set out in legislation.

Name	Area designated	Forum designated	Forum re-designated
Camley Street	21 Feb 2014	21 Feb 2014	10 May 2019
Church Row and Perrins Walk	05 Sept 2014	05 Sept 2014	
Dartmouth Park	07 Oct 2018	07 Oct 2013	17 Dec 2018
Drummond Street	10 May 2019	10 May 2019	
Fitzrovia East	03 April 2014		
Fortune Green and West Hampstead	09 May 2013	09 May 2013	12 April 2019
Hampstead	07 Oct 2014	07 Oct 2014	25 Oct 2019
Highgate (also covers part of Haringey)	17 Dec 2012	07 Dec 2012	26 March 2018
Kilburn (also covers part of Brent)	03 June 2016	03 June 2016	28 Jan 2022
Kentish Town	10 April 2013	10 April 2013	01 June 2018
Mount Pleasant (also covers part of Islington)	04 Feb 2016	04 Feb 2016	
Redington and Frognal	05 Sept 2014	05 Sept 2014	25 Oct 2019
Somers Town	13 June 2013	13 June 2013	

- 3.4. Camden have adopted ('made') seven Neighbourhood Plans, following independent examinations and public referendums:
- Fortune Green and West Hampstead Neighbourhood Plan (September 2015)
 - Kentish Town Neighbourhood Plan (September 2016)
 - Highgate Neighbourhood Plan (September 2017)
 - Hampstead Neighbourhood Plan (October 2018)
 - Dartmouth Park Neighbourhood Plan (March 2020)

- Redington and Frognaal Neighbourhood Plan (Sept 2021)
- Camley Street Neighbourhood Plan (Sept 2021)

- 3.5. The Council has continued throughout this period to work with both LB Islington to support the Mount Pleasant Forum and area which covers parts of Camden and Islington, including support on preparing an initial draft neighbourhood plan.
- 3.6. The Council is also working together with the LB Brent to support the Kilburn Neighbourhood Forum including the re-designation of the Forum.

Duty to co-operate

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

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

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

- 3.8. The Council maintains a full record of Duty to Co-operate actions which is presented at public examinations for the preparation of all relevant documents. A list of key Duty to Co-operate actions for the reporting years are set out below.

Duty to co-operate actions 2018/19

- 3.9. Key actions included:
- Regular quarterly meetings with GLA to discuss viability matters and with the Registered Providers for affordable housing to discuss general strategic issues
 - Met with Islington twice to discuss key strategic matters issues (April 2018, March 2019)
 - Met with Westminster and Brent (May 2018) to key discuss joint strategic issues
 - Met with Haringey to discuss key strategic matters (August 2018)
 - Met with Corporation of London to discuss strategic matters (November 2018)

- Met with Westminster to discuss strategic matters (December 2018)
- Met with Brent to discuss key strategic matters (January 2019)
- Officers regularly attended ALBPO meetings with London authorities and GLA representatives to discuss general strategic issues including SHLAA matters, housing initiatives, brownfield register and London Plan updates

Note: Meetings with our neighbouring authorities were undertaken both immediately before and after this review period.

Duty to co-operate actions 2019/20

3.10. Key actions included:

- Regular quarterly meetings with GLA to discuss viability matters and with the Registered Providers for affordable housing to discuss general strategic issues
- We agreed and signed a Statement of Common Ground with Islington Council in July 2019 setting out the key strategic matters
- We met Haringey Council to discuss strategic matters in September 2019
- We agreed and signed a Statement of Common Ground with Westminster Council in November 2019 setting out the key strategic matters
- Officers regularly attended ALBPO meetings with London authorities and GLA representatives to discuss general strategic issues including SHLAA matters, housing initiatives, brownfield register and London Plan updates

Duty to co-operate actions 2020/21

3.11. Key actions included:

- We met with City of London to discuss strategic matters in June 2020 and agreed and signed a Statement of common ground in September 2020
- A statement of common ground was agreed and signed with Brent Council in April 2020 and officers met to discuss strategic matters July 2021
- We met Haringey Council in April 2021 to discuss strategic matters
- We met with Islington Council in March 2021 to discuss strategic matters.
- Strategic matters were discussed with Barnet Council in April 2021
- Officers regularly attended ALBPO meetings with London authorities and GLA representatives to discuss general strategic issues including SHLAA matters, housing initiatives, brownfield register and London Plan updates

North London Waste Plan

- 3.12. The North London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington, and Waltham Forest worked together as planning authorities and prepared the North London Waste Plan (NLWP). The boroughs have a duty to co-operate with waste planning authorities (WPAs) where there is a “significant impact” on the area where the waste is received.
- 3.13. During 2018/19 the North London boroughs worked together on the NLWP, with WPAs who receive ‘significant’ waste exports from north London and with other prescribed bodies. The North London boroughs regularly attended regional waste planning forums in London and the wider Southeast.

- 3.14. During 2019/20 the North London boroughs worked together on the NLWP, with WPAs who receive 'significant' waste exports from north London and with other prescribed bodies.
- 3.15. Statements of Common Ground with the waste planning authorities were prepared as required and these can be found in the [Duty to Co-operate Report \(August 2019\)](#) which was submitted with the NLWP. Statements of Common Ground with prescribed bodies were also prepared as required and these can be found on the [NLWP website](#). The North London boroughs regularly attended regional waste planning forums in London and the wider Southeast.

Camden Planning Guidance

- 3.16. Camden updated all its Camden Planning Guidance documents in a phased approach following the adoption of the Local Plan in 2017. The first phase was completed in March 2018, the second phase was completed in March 2019 and a further phase was undertaken and adopted in January 2021.
- 3.17. As part of each phase consultation emails were sent to all Councillors, statutory consultees and individuals and groups on our planning policy database. This database comprises people who have previously commented on planning policy matters (including Camden Planning Guidance) and other interested parties who have requested email notifications we also consulted all neighbouring authorities (Barnet, Brent, City of London, Haringey, Islington, and Westminster).

Neighbourhood Planning

- 3.18. Although the statutory duty to co-operate does not apply for neighbourhood plans, Camden has several designated cross boundary neighbourhood areas, and the Council therefore works closely with relevant neighbouring boroughs in providing support and advice to cross boundary forums.
- 3.19. This includes with LB Brent in the Kilburn Neighbourhood Planning Area, LB Haringey in the Highgate Neighbourhood Area and LB Islington in the Mount Pleasant Area.

4. Housing

- 4.1. The Council's planning policy documents seek to make full use of Camden's capacity for housing to establish a supply that reflects demand and provides a broad range of homes, with particular emphasis on securing affordable housing. In addition to meeting or exceeding Camden's housing targets, the Council seeks to ensure that new homes are built to a high standard and provide well-designed accommodation that meets the needs of a range of occupiers.
- 4.2. The following housing indicators seek to monitor past and projected housing delivery against our housing targets. Please note that a number of indicators included in the previous AMR are not included here, either because data was not available at the time of writing, or because the indicator is no longer relevant. The housing indicators omitted are *Number and proportion of permitted wheelchair homes*, *Permitted development change of use from office to residential* and *Housing quality – Building for Life Assessments*. Where further relevant data becomes available, it will be published separately or in a future AMR.

Net additional homes – for the reporting years 2018/19, 2019/20, 2020/21

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	1,120 net additional homes (including conventional homes and non-self-contained homes) (Camden Local Plan 2017 target)
TARGET MET	Target not fully met – see Table 1
RELATED POLICIES	H1 - Maximising housing supply H2 - Maximising the supply of self-contained housing from mixed-use schemes H3 - Protecting existing homes

Table 1. Local Plan housing provision annual targets and completions 2018/19, 2019/20, 2020/21

Financial year	2018/19	2019/20	2020/21
<i>Local Plan target</i>	1,200	1,200	1,200
Self-contained homes	827	985	509
Non self-contained housing	-194	-69	53
Total	633	916	562

Source: Planning Policy Team, LB Camden. Note: vacant homes returning to use are no longer included as a component of housing supply in the London SHLAA 2017 or the London Plan 2021, and do not appear in the Housing Trajectory, but are available in this AMR at Table 13.

- 4.3. Table 1 shows that net additional housing completions were significantly below the targets set by the Camden Local Plan 2017 in all three reporting years. The most marked shortfall was in the year commencing in April 2020, which coincided with the early months of the Covid pandemic and the initial lockdown.

- 4.4. Net completions in 2018/19 and 2020/21 were also significantly below those in the first two years of the Local Plan period. In 2016/17, across self-contained and non-self-contained housing, there were 1,407 additional homes completed, while in 2017/18 there were 854 additional homes completed.
- 4.5. The slowdown in housing delivery may partly reflect a relatively sluggish local housing market over this period. ONS median house price data for Camden (HPSSA Dataset 9 16/12/2022) indicates that the median price across all house types rose only 8.1% across the five years from March 2016 (£740,000) to March 2021 (£800,000). For comparison, the same data shows that the Camden median price in March 2011 was £485,000, and rose 52.6% over the five years to March 2016.

Net additional homes in 2021/22

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	1,038 homes per year (London Plan 2021 target)
TARGET MET	Target not fully met – net addition of 531.6 homes
RELATED POLICIES	H1 - Maximising housing supply H2 - Maximising the supply of self-contained housing from mixed-use schemes H3 - Protecting existing homes

- 4.6. A new London Plan was formally published in its final form in March 2021. Policy H1 of the new London Plan sets a target for Camden of 10,380 additional homes for the ten years to 2028/29, equivalent to an annual target of 1,038 additional homes per year.
- 4.7. The adoption of the new London Plan coincided with the introduction of the Planning London Datahub (a development monitoring system designed to replace the London Development Database) which involves new protocols for recording any homes lost during development (from 2021/22, losses are recorded at the commencement of development, previously they were recorded at completion), and for recording the number of homes equivalent to any gains or losses of bedrooms in non-self-contained housing (from 2021/22, conversion factors are applied in line with London Plan paragraph 4.1.9, whereas previously a bedroom was treated as equivalent to a home in most cases).
- 4.8. Housing Flows Reconciliation data shows that for the year 2021/22, an additional 536 self-contained homes were completed in Camden. This was slightly offset by the loss of 8-bedrooms in non-self-contained housing (from a former house in multiple occupation), equivalent to 4.4 homes under London Plan paragraph 4.1.9, giving an overall net addition of 531.6 homes.

Net additional homes in 2022/23 and future years (including the housing trajectory and five-year housing land supply)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	1,038 homes per year (London Plan 2021 target)
TARGET MET	The projections in the housing trajectory indicate that we anticipate the target will be met in seven years of the ten from 2022/23 to 2031/32, and the cumulative target will be met overall across the sixteen year trajectory period
RELATED POLICIES	H1 - Maximising housing supply H2 - Maximising the supply of self-contained housing from mixed-use schemes H3 - Protecting existing homes

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	The projections in the housing trajectory indicate that we anticipate that the managed delivery target will fall below the London Plan annual target from 2031/32, but will be above it in the preceding years
RELATED POLICIES	H1 - Maximising housing supply H2 - Maximising the supply of self-contained housing from mixed-use schemes H3 - Protecting existing homes

- 4.9. These two housing indicators are included in the Council's housing trajectory which is presented in Table 2 and Figure 1 below. The housing trajectory shows how sites are expected to come forward to deliver self-contained and non-self-contained housing for the past year (2021/22) and the next 15 years, and measures Camden's anticipated performance against our monitoring target for additional homes.
- 4.10. The first year of the housing trajectory is the year running from the start of April 2021 to the end of March 2022. This year has been chosen to dovetail with the March 2021 publication of the new London Plan in final form. We do not consider it appropriate to include data from 2020/21 or earlier years as this is not compatible with data for 2021/22 and subsequently due to the introduction of new recording protocols in association with the London Plan and Planning London Datahub – for more information, see the paragraphs above explaining the indicator "Net additional homes in 2021/22".

Self-contained and non-self-contained housing

- 4.11. Self-contained homes are those where all the rooms, including the kitchen, bathroom and toilet, are behind a door that only one household can use (Use Class C3). Figures for self-

contained homes also include properties in Use Class C4 as changing the use in either direction between C3 and C4 is permitted by the relevant General Permitted Development Order (Use Class C4 refers to small houses in multiple occupation – these are houses or flats occupied by three to six residents comprising two or more households and sharing facilities such as kitchens, bathrooms or living rooms).

- 4.12. Non-self-contained-housing (abbreviated as NSC in Table 2) refers to student accommodation, care homes, hostels for long-term residents, and larger houses in multiple occupation (houses or flats occupied by more than six residents comprising two or more households and sharing facilities such as kitchens etc). Projected additions or losses of bedrooms in non-self-contained housing are converted into an equivalent number of self-contained homes (C3) by applying the factors set out in London Plan paragraph 4.1.9.

Large sites

- 4.13. Sites where major development is expected (those that will involve 10 or more dwellings, or over 1,000 sqm gross internal area) have been assessed against the definitions of "deliverable" and "developable" provided by the National Planning Policy Framework 2021 (NPPF). At the time of writing, all major development sites forming part of the trajectory were considered to be developable, and those sites included for the first five years (2022/23 to 2026/27) were considered to be deliverable.
- 4.14. Some of the major development sites were formally allocated or identified in three adopted development plans – Camden Site Allocations 2013, Fitzrovia Area Action Plan 2014 and Euston Area Plan 2015. The remaining sites are referred to in Table 2 as commitments. The vast majority of these commitments arise from sites that benefit from a full unexpired planning permission, or outline permissions where reserved matters have been approved. A small number arise from planning applications awaiting determination – generally these are applications that are subject to a resolution of Planning Committee to grant consent, but are awaiting completion of a legal agreement to secure planning obligations. Commitments also include a small number of sites being brought forward for development by the Council as part of its Community Investment Programme where the Council's Cabinet has authorised preparations for submission of a planning application.
- 4.15. We have estimated the number of homes likely to come forward each year on the basis of information submitted with planning applications, positive pre-application discussions, and assessments carried out in preparation of the Draft Camden Site Allocations Local Plan 2020. Please note that consultation has commenced on a Euston Area Plan review in association with the ongoing delivery of HS2 (the high speed railway being built from London to Birmingham and onwards to the North West), and this is expected to lead to some reductions in the scale and rate of housing delivery from 2031/32. Please also note that where planning applications have yet to be determined, the scale and rate of housing delivery arising from them may be subject to change.

Small sites

- 4.16. The NPPF 2021 advises that sites that have an unexpired planning permission and do not involve major development should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. Accordingly, the trajectory includes figures for development involving less than 10 homes/ 1,000 sqm based on the pipeline of live permissions (those not expired, superseded or completed) at the start of April 2021. Those already started by April 2021 are assumed to complete in 2021/22 or 2022/23, those un-started are assumed to complete in 2023/24. For years from 2024/25 to 2036/37, we have included a

windfall figure equal to the average annual number of homes completed on small sites from April 2010 to March 2020.

- 4.17. We will provide updated figures for small sites once the Planning London Datahub is fully functioning and Camden officers are able to interrogate its contents directly.

Targets, buffer and outcomes

- 4.18. Policy H1 of the London Plan 2021 sets a target for Camden of 10,380 additional homes for the ten years to 2028/29, equivalent to an annual target of 1,038 additional homes per year. Under the Housing Delivery Test (HDT), Camden was assessed as having delivered 76% of the required housing over the three years to March 2021. As a consequence this HDT assessment, under paragraph 74 of the NPPF 2021, Camden must add a 20% buffer to its housing requirements for the first five years of the housing trajectory (2022/23 to 2026/27) (moved forward from later in the plan period).
- 4.19. The variable line shown in orange Figure 1 (annualised target with buffer) shows the annualised target of 1,038 for the past year (2021/22), the target with buffer of 1,245.6 for each of the next five years to 2026/27, the target with equivalent downwards adjustment to 834.4 for each year to 2031/32, then the original target of 1,038 for each of the final five years to 2036/37.
- 4.20. The variable line shown in grey on Figure 1 (the gap between cumulative targets and cumulative completions, labelled backlog/ surplus) shows that cumulative completions will fall short of cumulative targets in the early years of the trajectory period, but will exceed them in the later years. At the end of 2036/37, projected completions will exceed 17,300 additional homes, compared with a cumulative target of approximately 16,600 additional homes. After taking into account under-delivery in the years immediately following final publication of the London Plan, Camden is currently on track to be in line with the cumulative London Plan housing delivery target by 2031/32, and cumulative completions will then exceed cumulative targets in each subsequent year until the end of the trajectory period in 2036/37.
- 4.21. The variable line shown in yellow on Figure 1 (managed delivery target) shows the number of homes that would need to be delivered each year for the remaining cumulative target to be met by the end of the trajectory period assuming delivery proceeds as anticipated. As a consequence of anticipated under-delivery in the early years of the trajectory period, we expect the managed delivery target to be higher than the annualised London Plan target until 2031/32, then fall below the annualised London Plan target until the end of the trajectory period in 2036/37.

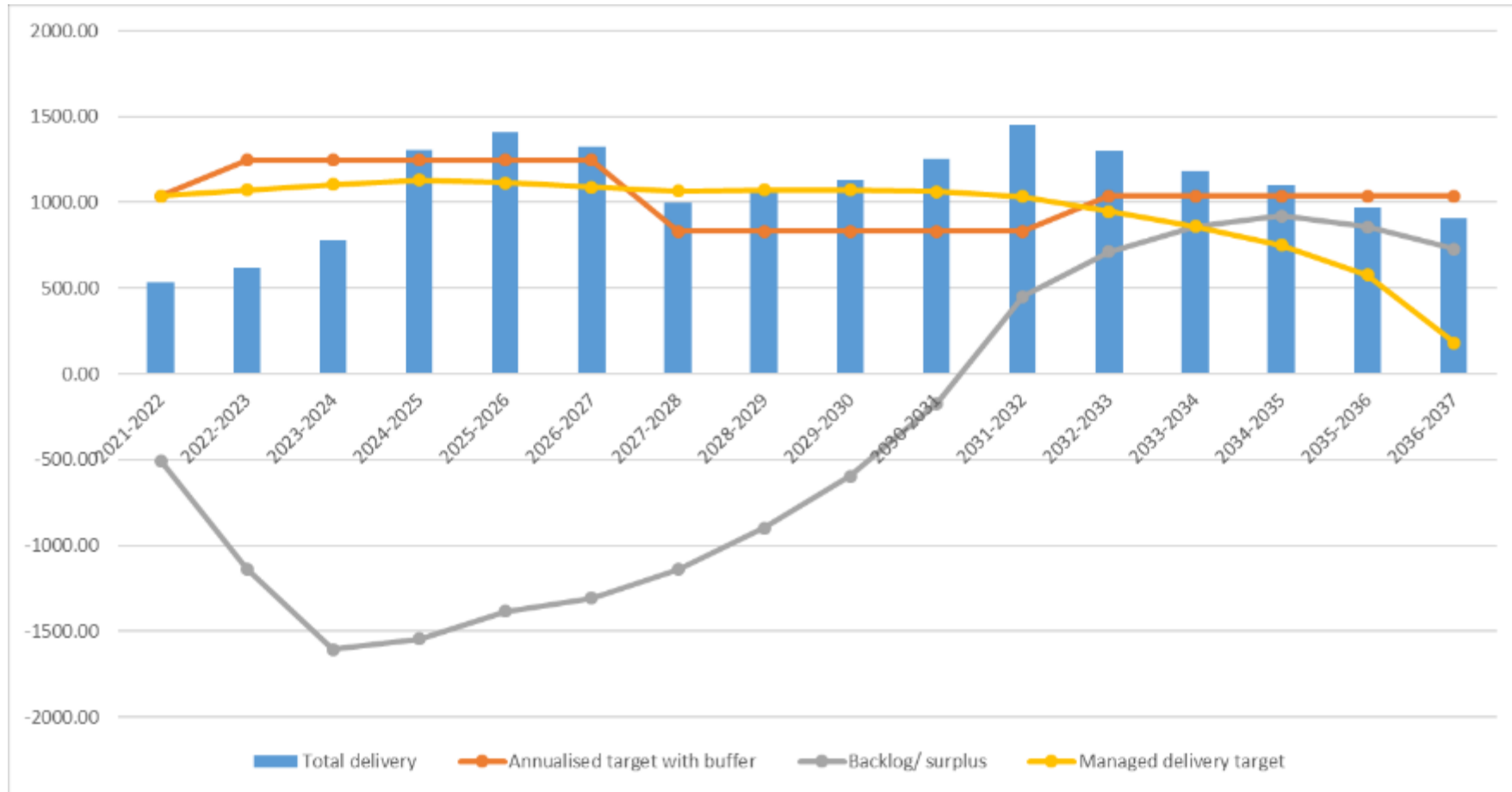
Table 2. Camden's Housing Trajectory December 2022 (Summary) – includes self-contained and non-self-contained homes

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Major developments (allocations/ other commitments, self-contained and NSC)		496	626.3	1131.2	1235.4	1150.4	822	899	961	1080	1282	1127	1010	928	800	736
Minor self-contained housing developments (permissions/ windfalls)		119	149	173	173	173	173	173	173	173	173	173	173	173	173	173
Minor non-self-contained (NSC) housing developments (permissions)			2.8													
Total net additional C3 equivalent – current and future years		615	778.1	1304.2	1408.4	1323.4	995	1072	1134	1253	1455	1300	1183	1101	973	909
Net additional C3 equivalent (self-contained and NSC housing) – previous year	531.6															
Annualised London Plan Housing Target	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038	1038
Annualised Target after application of Buffer	1038	1245.6	1245.6	1245.6	1245.6	1245.6	830.4	830.4	830.4	830.4	830.4	1038	1038	1038	1038	1038
Cumulative Housing Target after Buffer	1038	2283.6	3529.2	4774.8	6020.4	7266	8096.4	8926.8	9757.2	10587.6	11418	12456	13494	14532	15570	16608.0
Cumulative Completions	531.6	1146.6	1924.6	3228.8	4637.2	5960.6	6955.6	8027.6	9161.6	10414.6	11869.6	13169.6	14352.6	15453.6	16426.6	17335.6
Monitor (cumulative completions minus the cumulative targets)	-506.4	-1137.0	-1604.6	-1546.0	-1383.2	-1305.4	-1140.8	-899.2	-595.6	-173.0	451.6	713.6	858.6	921.6	856.6	727.6
Managed delivery target (no of completions needed to be on track)	1038	1071.8	1104.4	1129.5	1114.9	1088.3	1064.7	1072.5	1072.5	1063.8	1032.2	947.7	859.6	751.8	577.2	181.4

Source: Planning Policy Team, LB Camden

Note: please see the previous pages for more information, including how the sites included in the trajectory have been selected, the derivation of the figures and the significance of self-contained and non-self-contained housing

Figure 1. Camden’s Housing Trajectory December 2022 – includes self-contained and non-self-contained homes



Five year housing land supply

- 4.22. Table 3 sets out our five year housing land supply on a site-by-site basis in terms of the number of homes we expect to be delivered on each site in each year from 2022/23 to 2026/27. The sites are drawn from Camden's housing trajectory as summarised in Table 2, and both tables assume the same scale and rate of delivery across those five years. An equivalent number of homes (C3) are included for development involving non-self-contained (NSC) housing as also explained above in the paragraphs accompanying Camden's housing trajectory.
- 4.23. All sites where major development is expected (those that will involve 10 or more dwellings, or over 1,000 sqm gross internal area) are individually identified, and have been assessed against the definition of "deliverable " provided by the National Planning Policy Framework 2021 (NPPF). The vast majority of these relate to sites that benefit from a full unexpired planning permission, or outline permissions where reserved matters have been approved. Other sites identified include those with applications that are awaiting completion of a legal agreement to secure planning obligations, a small number of allocated sites where positive pre-application discussions indicate that they are deliverable, and a Council-led regeneration scheme where the Council's Cabinet has authorised preparations for submission of a planning application.
- 4.24. We have included a planning reference column, but to maintain the compactness of the table, this is not exhaustive. In most cases, the reference provided is to the most recent planning permission or permissions (in the form ****/****/P), but site allocation references are given where this is the most helpful source. Site allocation references pre-fixed "SAD" refer to the Camden Site Allocations Document 2013, while those pre-fixed "FAAP" refer to the Fitzrovia Area Action Plan 2014.
- 4.25. Please note that the number of homes included for each site in Table 3 refers only to those homes we expect to be delivered in the period 2022/23 to 2026/27, and several sites will deliver more homes in total through completions before or after that period. Sites included in the list which are delivering fewer than 10 dwellings during the five year period are part of larger schemes that will also deliver commercial space, or are expected to deliver additional housing in a different phase. Please also note that where a planning application for the site has yet to be determined, the scale and rate of housing delivery arising may be subject to change.
- 4.26. As explained in the paragraphs about small sites accompanying Table 2, and in accordance with the NPPF, Table 3 provides total figures for development involving less than 10 homes/ 1,000 sqm based on the pipeline of live permissions for 2022/23 and 2023/24, and based on past records of the average annual number of homes completed on small sites for the subsequent three years.
- 4.27. The Council is also aware of other sites and schemes through pre-application discussions which may make additional contributions to the Council's five-year housing land supply for 2022/23 to 2026/27. These sites will be added to the five-year land supply when they are reassessed as deliverable during the period.

Table 3. Five year housing delivery 2022/23 – 2026/27

Planning Reference No.	Address	22/23	23/24	24/25	25/26	26/27	Total
Allocations/ major developments (> 1,000 sqm or 10+ x C3 or equivalent)							
2017/3847/P, 2020/3116/P	Morrisons Supermarket, Chalk Farm Road			278	251	115	644
2004/2307/P, SAD1	King's Cross Central, York Way N1	158	72	176	80	75	561
2022/0528/P, SAD29	02 Centre Car Park, Finchley Rd NW3				302	153	455
2014/1617/P, SAD30	100 Avenue Road NW3			54	65	65	184
2015/6455/P, 2019/4140/P	156 West End Lane NW6		101	79			180
Council regeneration	West Kentish Town Estate, NW5				100	73	173
2013/3807/P, 2019/4136/P	Phoenix Place, Mount Pleasant WC1X	85	85				170
2012/6338/P, 2016/5358/P	Bacton Low Rise, NW5 (Council regeneration)			53	53	53	159
2013/8088/P, 2019/4280/P	Agar Grove NW1 (Council regeneration)		55	52		45	152
2015/2704/P, 2019/5882/P	Central Somers Town NW1 (Council regeneration)	68		34	38		140
2004/2311/P, 2016/1530/P	King's Cross Triangle Site, York Way N1			78	44		122
SAD6	St Pancras Hospital NW1				60	60	120
2020/5063/P	Former Charlie Ratchford Centre NW1		43	36	36		115
2014/7651/P	Former Liddell Road Industrial Estate NW6		40	66			106
2015/1444/P, 2018/1701/P, 2022/5320/P	Former Mansfield Bowling Club NW5 (78-bed care home - older people)				78		78
2016/3975/P, 2021/3268/P	5-17 Haverstock Hill/ Eton Garage NW3			35	42		77
2014/5840/P, 2019/4998/P	Grafton Terr, Maitland Park (Council regeneration)	24	24		29		77
2017/5497/P, 2021/2671/P	Ugly Brown Building, St Pancras Way NW1					73	73
2020/5593/P	Former Hospital, 330 Gray's Inn Road WC1X				28	44	72
2013/4678/P, 2022/2542/P	Abbey Co-Op, Kilburn NW6 (Council regeneration)				32	33	65
2018/1584/P, 2021/3087/P	Middlesex Hospital Annex, 44 Cleveland St W1T	17	20	20			57
2021/3580/P	Tybalds Estate WC1N (Council regeneration)				32	24	56
SAD14	WK College Regent's Park, Longford Street NW1					55	55
2014/7908/P	140-146 Camden Street NW1	52					52
2013/5947/P, 2022/1603/P	Highgate Centre, 19-37 Highgate Road NW5				23	24	47
2016/6088/P, 2018/5774/P	Highgate Newtown Community Centre N19		19	20			39
2020/2169/P	39-39a Fitzjohn's Ave NW3			35			35
2020/2470/P, SAD19	Former Central St Martins College WC1B					34	34
2014/5527/P, 2017/4160/P, 2018/0702/P	Midland Crescent, Finchley Road NW3 (9 x C3 plus 60-bed student housing)					33	33
2019/4201/P	St Pancras Commercial Centre NW1			33			33
2020/3880/P	314-320 Gray's Inn Road WC1X			32			32
2018/2316/P	Stephenson Way (rear of 222 Euston Rd) NW1 (78-bed student housing)				31.2		31.2
2022/3553/P	BP Petrol Station, 104a Finchley Road NW3					31	31
2020/2940/P	13 Blackburn Road NW6					24	24
2016/2910/P	317 Finchley Road NW3		22				22
2015/6383/P	42 Phoenix Road NW1 (53-bed student housing)		21.2				21.2
SAD35	Bangor Wharf, Georgiana St NW1					21	21
2017/1910/P, 2022/1863/P	52 Avenue Road NW8/ Canfield PI Garages NW6				8	12	20
2018/2179/P	18-22 Haverstock Hill NW3	18					18
2017/0618/P	Castlewood House and Medius House WC1A	18					18
2017/3518/P	Stephenson House, 75 Hampstead Road NW1	17					17

Planning Reference No.	Address	22/23	23/24	24/25	25/26	26/27	Total
2017/7072/P	Nido, Blackburn Road NW6 (41-bed student housing extension)					16.4	16.4
2021/3504/P	65 Maygrove Road (Beaufort Court) NW6			16			16
2017/2883/P	1 Hampshire Street, Kentish Town NW5	16					16
2020/5633/P, 2020/5624/P	Tottenham Mews Hosp/ Network Building W1T				23	-7	16
2020/5444/P	551-557 Finchley Road NW3				15		15
2015/6955/P, 2021/2321/P	Panther House/ 156-164 Gray's Inn Road WC1X			14			14
2019/0910/P	369-377 Kentish Town Road NW5			14			14
2016/2094/P	150 Holborn EC1N	13					13
2020/3461/P	Chester Road Hostel N19 (Council regeneration) (28-bed homeless hostel rebuilt as 50-bed)			12.2			12.2
2017/4306/P, FAAP3	Arthur Stanley House, Tottenham Street W1T	10					10
2015/0925/P	17 and 25-27 Ferdinand Street NW1		10				10
2017/1827/P	294-295 High Holborn WC1V			10			10
2020/3801/P	Chalton Street/ Godwin Estate NW1		10				10
2019/2536/P	8-10 Southampton Row WC1B			9			9
2018/6016/P	18 Vine Hill & 15-29 Eyre Street Hill EC1R		9				9
2018/0645/P	Barrie House, St Edmund's Terrace NW8			9			9
2020/2364/P	1-3 Ferdinand Place NW1					8	8
2018/1142/P	51 Calthorpe Street WC1X		8				8
2020/0928/P	Francis Gardner Apartments, West End Lane NW6 (70-bed student housing rebuilt as 88-bed)				7.2		7.2
2020/3737/P	Camden Road Hostel NW1 (Council regeneration) (27-bed homeless hostel rebuilt as 39-bed)		6.7				6.7
2021/0911/P	18-20 Kentish Town Road NW1					6	6
2017/2204/P	Short's Gardens/ 14-16 Betterton St WC2H		4				4
2018/4449/P	11-12 Ingestre Road NW5 (50 homes replace 48-bed care home - older people)				-48	50	2
2016/6490/P	Camden Methodist Church 89 Plender St NW1 (redevelopment with loss of 4-bed student hostel)		-1.6				-1.6
2019/6354/P	Branch Hill House, Hampstead NW3 (30 homes replaces 50 bed care home – older people)				-50	30	-20
Total major developments (> 1,000 sqm or 10+ x C3 or equivalent) (above)		496	626.3	1131.2	1235.4	1150.4	4639.3
Self-contained housing minor developments (up to 1,000 sqm or 9 x C3)		119	149	173	173	173	787
Non-self-contained housing minor developments (up to 1,000 sqm/ 9 x C3 equiv)			2.8				2.8
Total of all net additional homes (C3 or equivalent)		615	778.1	1,304.2	1,408.4	1,323.4	5,429.1
Annualised London Plan target 2019/20 to 2028/29		1,038	1,038	1,038	1,038	1,038	5,190

Source: Planning Policy Team, LB Camden.

Note: Please see the previous and following pages for more information, including how the sites in the table have been selected, the derivation of the figures and the significance of self-contained and non-self contained housing

Housing land supply assessment

- 4.28. Taking into account all deliverable sites referred to above, Table 3 shows that Camden's five-year housing land supply (2022/23 – 2026/27) of deliverable sites for housing amounts to 5,429.1 additional homes (or C3 equivalent). Comparing this with the annualised target in the London Plan (1,038 additional homes per year), Camden has a sufficient deliverable housing land supply to meet requirements for 5.2 years.
- 4.29. The 2022 Housing Delivery Test (HDT) assessment indicated that Camden had delivered 76% of the housing required over the previous three years. Consequently, Camden must add a 20% buffer to its annual housing targets when assessing the five-year housing land supply. Applying the 20% buffer to the annualised London Plan target takes the requirement up to 1245.6 additional homes per year. Comparing with the anticipated 5,429.1 additional homes completed from 2022/23 to 2026/27, Camden has a sufficient deliverable housing land supply to meet requirements for 4.4 years.

Impact of delivery in previous years

- 4.30. The London Plan 2021 was published in final form in March 2021, and Camden's housing trajectory commences at the start of April 2021 to align with this publication date, as explained in the paragraphs accompanying Table 2.
- 4.31. The calculation of five year housing supply commences at the start of April 2022. Planning practice guidance advises that any shortfall against housing requirements in earlier years of the plan period should be taken into account in assessing the housing land supply. As set out in the earlier sections of this report and in Camden's housing trajectory, 531.6 net additional homes were completed in 2021/22. When compared with the annualised London Plan target of 1,038 additional homes, this represents a shortfall of 506.4 dwellings.
- 4.32. Planning practice guidance indicates that the shortfall should be added to the target for the following five years, and any necessary buffer should be applied. The cumulative London Plan target for 2022/23 to 2026/27 (as calculated in Table 3) is 5,190 additional homes. With the addition of the shortfall this becomes 5,696.4 additional homes, and with application of the 20% buffer becomes 6,835.7 additional homes. The resulting annualised requirement is 1,367.1 additional homes per year. Comparing with the anticipated 5,429.1 additional homes completed from 2022/23 to 2026/27, when applying past shortfall and a 20% buffer, Camden has a sufficient deliverable housing land supply to meet requirements for 4.0 years.

Affordable housing completions

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Borough wide strategic target of 5,300 additional affordable homes from 2016/17 - 2030/31 (equivalent to 353 additional affordable homes per year)
TARGET	Not met
RELATED POLICIES	H4 - Maximising the supply of affordable housing H5 - Protecting and improving affordable housing

- 4.33. Policy H4 of the Camden Local Plan 2017 seeks on-site affordable housing from developments with capacity for 10 additional homes or more, and seeks financial contributions from smaller developments that create additional residential floorspace and homes. A target of 50% affordable housing (by floorspace) applies to developments with capacity for 25 additional homes or more, while a sliding scale applies to smaller schemes.
- 4.34. Policy H4 also sets an ambitious target for 5,300 additional affordable homes to be delivered over the 15 years from 2016/17 (equivalent to 353 per year), based on past delivery, the Local Plan's housing trajectory, and potential delivery from the Council's Community Investment Programme.
- 4.35. Table 4 below shows housing and affordable housing delivered each year from 2016/17 to 2020/21, alongside financial contributions received. As illustrated by the table, delivery of housing and the overall proportion of affordable housing vary significantly from one year to another depending on the residential and commercial property markets, the economics of housing development, and changes in the number and scale of the schemes reaching completion. Furthermore, high land values in Camden affect financial viability so it is often difficult to secure the full percentage of affordable housing sought by policy. In order to address any shortfall, the Council often negotiates additional financial contributions in lieu of affordable homes not provided on-site as part of a scheme.
- 4.36. Over the monitoring period 2018/19 to 2020/21, over 2,300 additional homes were delivered, of which over 500 were affordable homes (23% of additional homes, equivalent to 177 per year). Housing completions were focussed in the earlier two years (over 40% of all additional homes were delivered in 2019/20), with significantly lower completions in 2020/21 coinciding with the Covid pandemic. Around half of the additional affordable homes were delivered in 2018/19, reflecting the particular mix of schemes delivering completions that year, including phases Community Investment Programme schemes at Agar Grove, Abbey Road and 30 Camden Street.
- 4.37. Over the same period, the Council collected over £7 million in financial contributions in lieu of affordable housing, over 60% of which were received in 2019/20.

Table 4. Affordable Housing completed, 2016/17 to 2020/21

Financial Year	Total number of completed self-contained homes including affordable housing		Affordable Housing Completed		Financial contribution in lieu of affordable housing received
	Gross*	Net	Gross	Net	
2016/17	1,395	1,263	151 (11%)	140 (11%)	£11.7m
2017/18	1,102	945	308 (28%)	252 (27%)	£2.9m
2018/19	941	827	266 (28%)	266 (32%)	£1.04m
2019/20	1,121	985	157 (14%)	148 (15%)	£4.40m
2020/21	525 ⁺	509 ⁺	119 (23%) ⁺	117 (23%) ⁺	£1.62m

Source: London Development Database / + Planning London Database / Housing Flow Reconciliation: calculated using a new GLA / DLUHC protocol – losses count at start, not completion. Note: gross figures include all homes completed, whereas the net figures take into account the number of homes lost through demolition or conversion as part of the development

Completed non-self contained homes by type (student accommodation, care homes, hostels and homes in multiple occupation)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 160 student huousing places as year
TARGET MET	Met in 2019/20, not met in 2018/19 or 2020/21
RELATED POLICIES	H8 Housing for older people, homeless people and vulnerable people H9 Student housing H10 Housing with shared facilities

- 4.38. The Camden Local Plan sets a target for at least 2,400 additional places in student housing over the plan period (2016/2017 to 2030/31), equivalent to 160 places per year (14% of the overall Local Plan target for housing delivery). Non-self-contained homes more generally are also protected by Local Plan Policy H8 - Housing for older people, homeless people and vulnerable people (which resists the loss of floorspace in a variety of uses including sheltered housing, care homes, and hostels for homeless people) and Policy H10 - Housing with shared facilities (which resists the loss of bedsits in houses in multiple occupation, long-stay hostels and other long-term accommodation where some rooms and facilities are shared by people from different households).
- 4.39. Most new developments of student housing involve more than 160 bedrooms. Consequently, it is likely that in some years the annual target for 160 additional bedrooms will be exceeded, and in others no additional student housing will be completed.
- 4.40. During 2016/17, developments adding 248 additional student rooms were completed – 197 rooms through redevelopment and expansion of the University of London's Garden Halls at Cartwright Gardens and 61 rooms through extension and reconfiguration of William Goodenough House at Goodenough College in Mecklenburgh Square. No additional student rooms were completed in 2017/18.
- 4.41. In the period covered by this AMR, no additional student housing was completed in 2018/19, but 439 student rooms were completed in 2019/20 (at 65-69 Holmes Road), and 69 additional rooms were completed in 2020/21 (60 bedrooms through extension of UCL's Astor College in Charlotte Street and 9 through conversion of office space to extend the student housing at 111-113 Bartholomew Road).
- 4.42. Taking the first five years of the Local Plan period together (2016/17 – 2020/21), completed developments have provided 756 student bedrooms, compared with a cumulative Local Plan target of 800 additional student places.
- 4.43. These gains were partly offset by redevelopment of former student housing sites for self-contained homes. These losses were recorded on the date on which the replacement development was completed, but all the student housing involved was vacated in 2015 or earlier. The losses recorded relate to two former Westfield College sites, one south-west and one north-east of Kidderpore Avenue (respectively 214 bedrooms recorded lost in 2018/19 and 277 bedrooms recorded lost in 2019/20), plus UCL's Clifford Pugh House in Lancaster Grove (42 bedrooms recorded lost in 2019/20).

- 4.44. The two larger lost sites at Westfield College were most recently owned and operated by King's College London, which is based outside the borough, and which demonstrated that it had made replacement accommodation available outside the borough in locations that would be better connected to its teaching sites.
- 4.45. Looking forwards, there are permissions in place for 194 additional student places (net of losses), and resolutions to grant 59 further student places subject to completion of legal agreements (253 additional student places in total). In addition, the supporting text to Local Plan Policy H9 at paragraph 3.245 states that developable sites allocated in the Site Allocations Document 2013 and Euston Area Plan 2015 are able to provide a further 1,300 places over the remaining years of the Plan period (none of the student places permitted are on these allocated sites, the largest allocated sites are associated with Euston Station and the HS2 works immediately to the north). The total pipeline is thus 1,553 additional student places, compared with a cumulative Local Plan target of 1,600 additional student places from 2021/22 to 2030/31.
- 4.46. In relation to other forms of non-self-contained housing, there was a net gain of 20 bedrooms in 2018/19, and net losses of 189 and 16 bedrooms in 2019/20 and 2020/21 respectively. Notable components of these gains and losses are completion of a 91 bedroom compact living scheme at 120 Finchley Road, redevelopment of 46 former nurses bedrooms at 66-67 Guildford Street, the former 120 bed homeless hostel at Parker Street and the former 69 bedroom Bartram's Convent in Hampstead, and refurbishment of a former young offenders' home in King's Cross for affordable housing. Such losses can arise from criteria in Policies H8 and H10 that allow for losses of accommodation in certain circumstances, notably when replacement provision is made elsewhere, or the existing accommodation is incapable of meeting contemporary standards.
- 4.47. Looking forwards, there are permissions in place for redevelopment providing additional 34 bedrooms at two hostels for homeless people (Camden Road and Chester Road) and an application for a 78 bed care-home for older people in Dartmouth Park. These prospective gains are likely to be largely offset by the redevelopment of two former care homes for older people to provide self-contained homes (Ingestre Road with 48 bedrooms, and Branch Hill House with 50 bedrooms - both closed some years ago and were replaced by new care homes in Maitland Park and Gospel Oak).
- 4.48. A summary of all non-self-contained housing completions from 2016/17 to 2020/21 is provided in Table 5 below, while Table 6 sets out the pipeline of development anticipated in future years.

Table 5. Completion of developments involving non-self-contained housing

Financial Year	Student housing (bedrooms)		Other non-self-contained housing (bedrooms)	
	Gains	Losses*	Gains	Losses*
2016/17	248	0	13	59
2017/18	0	0	26	117
2018/19	0	214	91	71
2019/20	439	319 ⁺	17	206 ⁺
2020/21	69	0	1	17

Source: Planning Policy Team, LB Camden

Notes: * losses were recorded in the year that the replacement development was completed, but in most cases the use as student housing or non-self-contained accommodation will have ceased some years earlier + 42 student bedrooms lost in 2019/20 were incorrectly reported to the GLA as 42 bedrooms in other non-self-contained housing, corrected figures are provided here

Table 6. Pipeline of developments involving non-self-contained housing

Financial Year	Student housing (bedrooms)		Other non-self-contained housing (bedrooms)	
	Gains	Losses	Gains	Losses
Permissions	198	-4	34	98
Applications pending a formal decision	59	0	78	0
Estimate from other allocated sites	1,300	0	0	0

Source: Planning Policy Team, LB Camden

Mix of dwelling sizes in developments

OBJECTIVE	To provide homes that meet the housing needs of existing and future residents
TARGET	To secure a range of housing types to meet housing needs
TARGET MET	Yes
RELATED POLICIES	H7 Large and small homes

- 4.49. Camden's Strategic Housing Market Assessment (SHMA) identified needs for a range of housing to cater for the population of the borough. The Council aims to secure a range of suitable housing types, as well as a range of tenures. Camden Local Plan Policy H7 states that Camden "will contribute to creation of mixed and inclusive communities" by securing a range of self-contained homes of different sizes, requiring all housing development to include a mix of large and small homes (large homes are home with 3-bedrooms or more) and contribute to meeting the priorities set out in our Dwelling Size Priorities Table (republished in this report in Table 8).
- 4.50. Table 7 below shows the mix of completed dwelling sizes for each financial year from 2016/17 to 2020/21. The final three years are new to this AMR, previous years are included for comparison. For the three later years:
- in 2018/19, 74% of all self-contained homes completed were small homes (two-bedrooms or fewer) and 25% were large homes (three bedrooms or more);
 - in 2019/20, 79% were small homes and 21% were large homes;
 - in 2020/21, 79% were small homes and 20% were large homes.
- 4.51. Overall there is a varied mix of housing sizes across all tenures. However, the total proportion of studios and one-bedroom homes has steadily increased since 2017/18, from 31% in 2017/18 to 39% in 2020/21. The high proportion of small units is partly due to prior approval applications granted under permitted development rights (where the Council is unable to control the mix of dwelling sizes), and partly because small market homes are subject to greater demand and higher values per sqm.

Table 7. Mix of dwelling sizes

	Studio	1-bed	2-bed	3-bed	4-bed	5-bed
2016/17	10%	36%	41%	10%	2%	1%
2017/18	3%	28%	44%	20%	4%	>1%
2018/19	3%	31%	40%	19%	5%	1%
2019/20	3%	34%	42%	17%	3%	1%
2020/21	2%	37%	40%	17%	2%	1%

Source: London Development Database/ Planning London Datahub

Note: Rows may not add to 100% due to rounding

Table 8. Dwelling size priorities table

	1 bedroom (or studio)	2 bedroom	3 bedroom	4 bedroom
Social affordable rented	Lower	High	High	Medium
Intermediate affordable	High	Medium	Lower	Lower
Market	Lower	High	High	Lower

- 4.52. As can be seen from our dwelling size priorities in Table 8, the Council has different priorities depending on tenure. In addition, through Camden Planning Guidance, the Council also sets a target for 50% of social-affordable rented homes to be large homes with three-or-more bedrooms. Table 9 below shows the mix that has been delivered in each of the three main tenures.

Table 9. Mix of dwelling sizes by tenure**2018/19**

	Studio	1-bed	2-bed	3-bed	4-bed	5+bed	Tenure percentage of all homes
Social-affordable rent	0%	36%	22%	33%	9%	0%	24%
Intermediate	0%	33%	54%	13%	0%	0%	4%
Market	5%	29%	46%	15%	4%	2%	72%

Source: London Development Database

2019/20

	Studio	1-bed	2-bed	3-bed	4-bed	5+bed	Tenure percentage of all homes
Social-affordable rent	0%	44%	22%	31%	3%	0%	10%
Intermediate	12%	57%	31%	0%	0%	0%	4%
Market	3%	32%	45%	17%	3%	1%	86%

Source: London Development Database

2020/21

	Studio	1-bed	2-bed	3-bed	4-bed	5+bed	Tenure percentage of all homes
Social-affordable rent	0%	46%	32%	18%	2%	2%	22%
Intermediate	0%	67%	33%	0%	0%	0%	1%
Market	3%	34%	43%	17%	3%	1%	77%

Source: Planning London Datahub

- 4.53. In the market sector, our highest priority is for two- and three-bedroom homes. For each year shown in Table 9, the combined percentage of these two sizes has been around 60% of completed market homes. Over the three years, there has been a modest increase in the percentage of smaller homes (studio and one-bedroom homes) and a modest decline in the percentage of larger homes with four bedrooms or more.
- 4.54. In the social-affordable rented sector, our highest priority is also for two- and three-bedroom homes. For each year shown in Table 9, the combined percentage of these two sizes has been at least 50% of completed social-affordable rented homes, but the percentage declined over the three years. Our lowest priority in this sector is for studio and one-bedroom dwellings, but Table 9 shows that the combined percentage of such dwellings increased from 36% to 46% across the three years – primarily at the expense of three-bedroom homes. This trend that will be monitored closely in coming years, and may need to be addressed in future policy reviews.
- 4.55. In the intermediate sector, our highest priority is for studio, one-bedroom and two-bedroom homes. The combined proportion of these was 87% in 2018/19 and 100% in the subsequent years.
- 4.56. In 2017, a Housing and Adult Social Care Scrutiny Panel was convened to consider how the Council's services and the borough's housing stock support people with adult social care needs, and how older people can be supported to stay in their own homes for longer. The Panel proposed that the Council should monitor the dwelling sizes in each major development at completion to make sure they all include small homes suitable for older people to downsize as well as larger homes suitable for families.
- 4.57. In response to the panel's proposal, Tables 10, 11 and 12 set out the mix of dwelling sizes in each major development completed during each 2018/19, 2019/20 and 2020/21 respectively (major developments are those involving 10 or more dwellings, or 1,000 sqm floorspace or more).

Table 10. Dwelling size mix for major schemes (completed) 2018/19

Scheme		Studio	1-bed	2-bed	3-bed	4-bed	Grand Total
102 Camley Street 2014/4381/P	No. of homes	0	55	59	38	2	154
	Percentage	0.0%	35.7%	38.3%	24.7%	1.3%	100.0%
Abbey Estate CIP Phase 1 2013/4678/P	No. of homes	0	45	65	29	2	141
	Percentage	0.0%	31.9%	46.1%	20.6%	1.4%	100.0%
KCL SW site, Kidderpore Av 2013/0685/P	No. of homes	0	28	46	50	4	128
	Percentage	0.0%	21.9%	35.9%	39.0%	3.1%	99.9%
277a Gray's Inn Road 2014/4267/P	No. of homes	1	23	24	12	0	60
	Percentage	1.7%	38.3%	40.0%	20.0%	0.0%	100.0%
Plender St/ Camden St CIP 2013/1969/P	No. of homes	0	17	21	7	0	45
	Percentage	0.0%	37.8%	46.7%	15.6%	0.0%	100.1%
142-150 Arlington Rd 2013/3487/P	No. of homes	0	4	10	7	0	21
	Percentage	0.0%	19.0%	47.6%	33.3%	0.0%	99.9%
254-256 Belsize Road 2015/2348/P, 2015/5064/P	No. of homes	0	4	11	3	2	20
	Percentage	0.0%	20.0%	55.0%	15.0%	10.0%	100.0%
1a Highgate Road 2016/5336/P	No. of homes	0	11	2	0	0	13
	Percentage	0.0%	84.6%	15.4%	0.0%	0.0%	100.0%
Grand Total	No. of homes	1	187	238	146	10	582
Percentage	Percentage	0.2%	32.1%	40.9%	25.1%	1.7%	100.0%

4.58. Among the schemes recorded as completed in 2018/19, Table 10 shows that all included a mix of small and large units except for the development at 1a Highgate Road. The Council was unable to influence the mix of dwelling sizes in this development as it was implemented under permitted development rights granted nationally through secondary legislation.

Table 11. Dwelling size mix for major schemes (completed) 2019/20

Scheme		Studio	1-bed	2-bed	3-bed	4-bed	Grand Total
KCL NE site, Kidderpore Av 2015/3936/P, 2017/5835/P, 2018/2020/P	No. of homes	1	52	48	37	11	149
	Percentage	0.7%	34.9%	32.2%	24.8%	7.4%	100.0%
Hawley Wharf 2012/4628/P, 2015/1945/P	No. of homes	0	61	92	17	1	171
	Percentage	0.0%	35.7%	53.8%	9.9%	0.6%	100.0%
Centre Point 2013/1957/P	No. of homes	0	24	40	28	3	95
	Percentage	0.0%	25.3%	42.1%	29.5%	3.2%	100.1%
1 to 6 Centric Close 2016/6891/P	No. of homes	0	28	35	13	0	76
	Percentage	0.0%	36.8%	46.1%	17.1%	0.0%	100.0%
Parker Tower, Parker Street 2014/0176/P, 2015/2988/P, 2016/6606/P	No. of homes	0	23	27	12	2	64
	Percentage	0.0%	35.9%	42.2%	18.8%	3.1%	100.0%
Bartrams Convent NW3 2014/6449/P	No. of homes	0	31	29	0	0	60
	Percentage	0.0%	52.7%	48.3%	0.0%	0.0%	100.0%
Saatchi Block, Charlotte St 2010/6873/P	No. of homes	0	21	28	6	0	55
	Percentage	0.0%	38.2%	50.9%	10.9%	0.0%	100.0%
Parker Street Hostel 2012/6132/P	No. of homes	1	13	20	9	0	43
	Percentage	2.3%	30.2%	46.5%	20.9%	0.0%	100.0%
44 Gloucester Avenue 2015/1243/P	No. of homes	0	12	22	6	0	40
	Percentage	0.0%	30.0%	55.0%	15.0%	0.0%	100.0%
39-45 Kentish Town Road 2015/1937/P	No. of homes	0	10	10	4	0	24
	Percentage	0.0%	41.7%	41.7%	16.7%	0.0%	100.1%
Sorting Office, 21- 31 New Oxford Street 2014/5946/P	No. of homes	0	11	6	4	0	21
	Percentage	0.0%	52.4%	28.6%	19.0%	0.0%	100.0%
5-7 Lancaster Grove 2015/2366/P	No. of homes	0	7	5	3	0	15
	Percentage	0.0%	46.7%	33.3%	20.0%	0.0%	100.0%
1-11a Swain's Lane 2013/6674/P	No. of homes	0	0	8	3	0	11
	Percentage	0.0%	0.0%	72.7%	27.3%	0.0%	100.0%
Village Close Garages NW3 2014/3604/P	No. of homes	0	0	3	7	0	10
	Percentage	0.0%	0.0%	30.0%	70.0%	0.0%	100.0%
Grand Total	No. of homes	2	293	373	149	17	834
Percentage	Percentage	0.2%	35.1%	44.7%	17.9%	2.0%	99.9%

- 4.59. Among the schemes recorded as completed in 2019/20, Table 11 shows that all included a mix of small and large units except for the development at Bartrams Covent in NW3. The mix of one- and two-bedroom apartments provided was considered to be appropriate in this case as the development involved housing specifically for older people aged 60 or over, and was restricted to occupation by this group through a planning obligation.

Table 12. Dwelling size mix for major schemes (completed) 2020/21

Scheme		Studio	1-bed	2-bed	3-bed	4-bed	Grand Total
254 Kilburn High Road 2017/4669/P, 2018/4916/P	No. of homes	0	18	28	20	0	66
	Percentage	0.0%	27.3%	42.4%	30.3%	0.0%	100.0%
Kings Cross Central – R3 2015/4819/P	No. of homes	0	24	28	8	1	61
	Percentage	0.0%	39.3%	45.9%	13.1%	1.6%	99.9%
Site next to 11 Crogsland Rd 2015/0921/P	No. of homes	0	32	6	0	0	38
	Percentage	0.0%	84.2%	15.8%	0.0%	0.0%	100.0%
St Anne's Church 2016/6069/P	No. of homes	0	1	11	10	0	22
	Percentage	0.0%	4.5%	50.0%	45.5%	0.0%	100.0%
Nurses Hostel, 29 New End 2012/3089/P	No. of homes	2	5	6	4	0	17
	Percentage	11.8%	29.4%	35.3%	23.5%	0.0%	100.0%
Belsize Fire Station 2016/0745/P, 2016/5813/P, 2020/2180/P	No. of homes	0	13	4	0	0	17
	Percentage	0.0%	76.5%	23.5%	0.0%	0.0%	100.0%
Land At Kiln Place 2014/6697/P	No. of homes	0	5	3	7	0	15
	Percentage	0.0%	33.3%	20.0%	46.7%	0.0%	100.0%
Grand Total	No. of homes	2	98	86	49	1	236
Percentage	Percentage	0.8%	41.5%	36.4%	20.8%	0.4%	99.9%

- 4.60. Among the schemes recorded as completed in 2020/21, Table 12 shows that all included a mix of small and large units except for the developments of the site next to 11 Crogsland Road and of the former Belsize Fire Station. The mix of one- and two-bedroom flats provided was considered to be appropriate in these cases as the first involved extra-care housing proposed as part of the Council's Housing Older People Strategy in conjunction with a replacement Charlie Ratchford Centre (adult day-care) and the second involved conversion of a Grade II* Listed Building and was designed to minimise interventions affecting its historic features.

Vacant dwellings

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

- 4.61. Table 13 below shows the number of homes in Camden that had been vacant for more than six months at the start of each financial year from 2016/17 to 2021/22, and the change from the previous year (excluding dwellings subject to probate or undergoing major repair/structural alteration). The final three years are new to this AMR, previous years are included for comparison.
- 4.62. Over the period generally, there were significant fluctuations rather than any consistent trend. For the three later years, the number of long-term vacant homes reduced dramatically over the financial year 2018/19, but that improvement was almost wholly reversed by the end of 2020/21. On 1 April 2021, there were only 22 fewer homes vacant long-term than there had been on 1 April 2018.
- 4.63. Changes in the figures partly reflect the numbers of dwellings in newly completed development that had remained unsold for more than 6 months. There were around 150 such dwellings on 01/04/2019 and also on 01/04/2021, with a notable peak at 385 in between on 01/04/2020 (early in the Covid pandemic). In addition, the final figure for 01/04/2021 includes 45 dwellings vacated following the expiry of a lease to Camden Council.
- 4.64. National data on vacant dwellings at the start of each October is published in [live tables on dwelling stock - table 615](#). Data for 04/10/2021 shows that the number of long-term vacant dwellings in the borough had dropped back to 993 by that time.

Table 13. Number of dwellings vacant for more than 6 months

Date	Dwellings	Change from previous year
01/04/2016	1,225	-80
01/04/2017	1,375	+150
01/04/2018	1,471	+96
01/04/2019	1,109	-362
01/04/2020	1,298	+189
01/04/2021	1,449	+151

Source: Camden Council tax records. Note: excludes dwellings subject to probate or undergoing major repair/structural alteration

Net additional Gypsy and Traveller pitches

OBJECTIVE	To provide homes that meet the housing needs of existing and future residents
TARGET	No net loss of sites for gypsies and travellers
TARGET MET	Yes
RELATED POLICIES	H11 Accommodation for travellers

- 4.65. There are two permanent sites for gypsies and travellers in the borough, providing four pitches in total. These sites (at Camden Street and Castlehaven Road) are managed by Camden Council. In addition, there is a privately owned site for travelling showpeople at the Vale of Health. In the years 2018/19 – 2020/21 there was no loss of sites for gypsies, travellers or travelling.

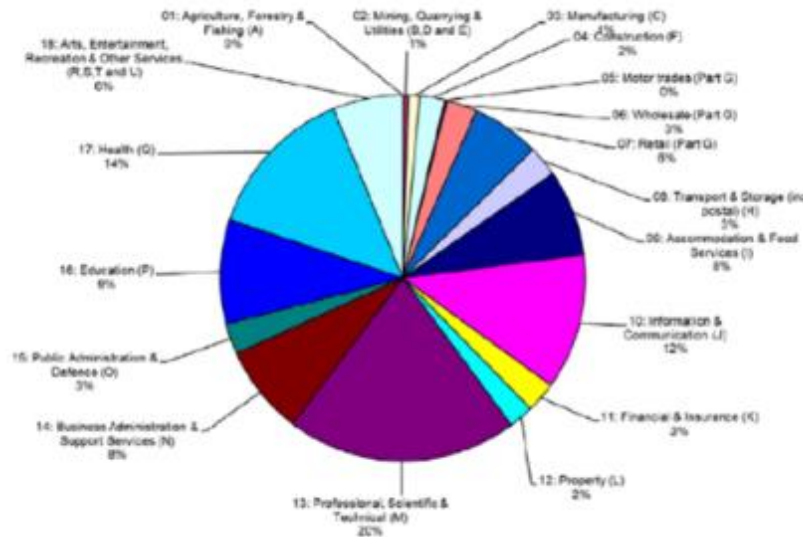
5. Inclusive Economy

Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace in the most appropriate and sustainable locations to meet demand.
TARGET	Deliver net gains in employment floorspace and job growth: including 695,000sqm of additional office floorspace from 2014-2031
RELATED POLICIES	E1 Economic development E2 Employment premises and sites

- 5.1. Camden has a successful and diverse economy which is continuing to grow. The borough is home to the second highest number of businesses in London after Westminster and is the third highest in the UK.
- 5.2. Estimates of Gross Value Added (GVA) showed that Camden added £34.4 billion to the national economy in 2018, equivalent to 1.8% of UK GVA. By far the largest employment sector was the 'Professional, Scientific and Technical' providing 20% of jobs (versus 13% in London) which includes activities such as law, accountancy, management consultancy, head office functions, architecture, engineering and scientific research.

Figure 2. Mix of employment by 'industry group'¹



¹ Business Register and Employment Survey, ONS 2020

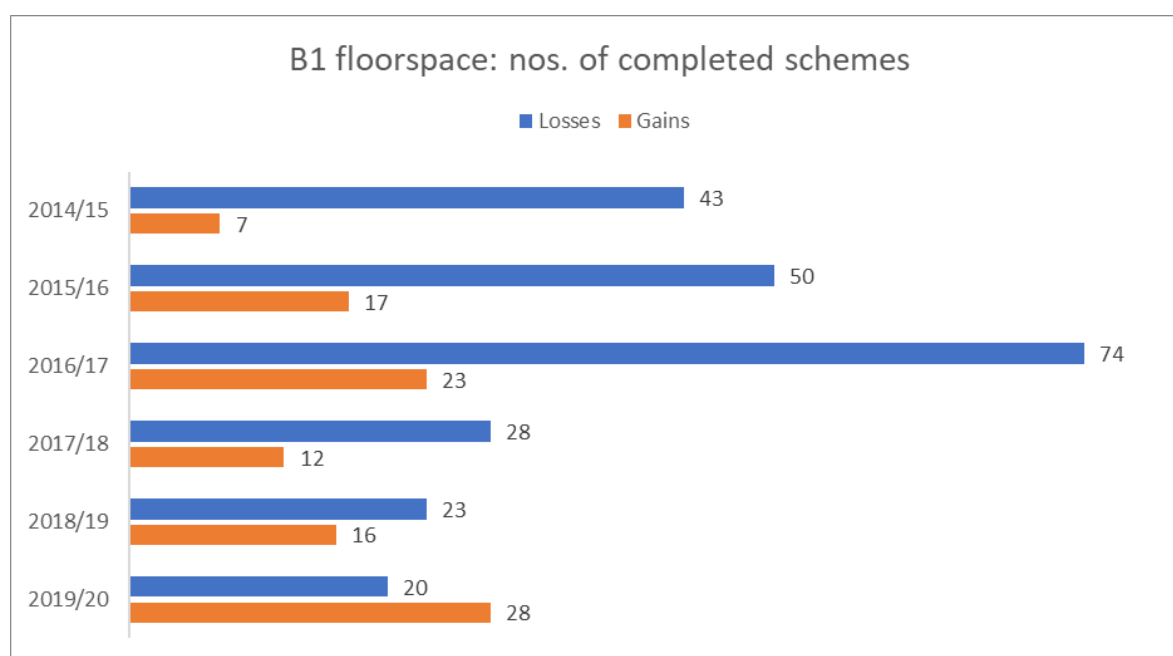
- 5.3. The southern part of the Borough (south of Euston Road), together with Euston and Kings Cross, is situated in London's 'Central Activities Zone' (CAZ), a nationally and internationally important location for business, institutions, retail, culture, leisure, and tourism. This area includes Hatton Garden, which has a high concentration of jewellery-related businesses and has been designated by the Council due to its special character and the need to maintain a stock of premises suitable for jewellery workshops and related light industry.
- 5.4. The [Camden Local Plan 2017](#) identifies a demand for an additional 695,000sqm of office floorspace in Camden from 2014 to 2031. Our planning policies seek to protect a supply of employment sites including a designated Industry Area in Kentish Town and secure an appropriate range of new employment spaces and training opportunities for Camden residents.
- 5.5. There will be instances where the loss of employment floorspace may be accepted. For example, in the last decade the Council has approved schemes resulting in the loss of low grade, poorer quality offices, particularly more 'isolated' premises. Redevelopment and intensification proposals are also common in Camden: they are an important contributor towards providing higher quality spaces that meet modern business requirements, alongside other beneficial uses such as housing.

Completions

- 5.6. Through the AMR, we track the delivery of additional employment floorspace in the Borough. The total amount completed varies significantly from year to year due to a variety of factors. This will include both mixed development and solely employment schemes.
- 5.7. The Government introduced permitted development rights in May 2013 that allowed offices to be converted into residential use without planning. The impacts of this are most evident in 2016 and 2017, the time 'lag' reflecting the period schemes take to build out (typically 2-3 years). Almost 50,000sqm of office floorspace has been lost in Camden because of these changes, including premises that were viable and occupied.
- 5.8. The Council introduced '[Article 4 Directions](#)' removing permitted development rights for most offices in the borough and for light industrial premises. A change of use to housing requires a planning application and therefore, can be assessed by the Council against its planning policies. Data for 2018 and 2019 shows the effect of these Article 4 directions leading to a return to positive net office floorspace completions.
- 5.9. In 2020, the Government made changes to the Use Class Order, which introduced a new 'Commercial, Business and Service' use class (Class E). This includes the former B1 use class as well as shops, financial services, restaurants and cafes, medical and health services, and nurseries. Changes between these uses are not considered 'development' and therefore a planning application (or prior approval application) is not needed. The Council will not be able to introduce Article 4 directions to manage these changes, which reduces our ability to protect viable employment floorspace. We do not yet have complete employment floorspace data for 2020/21, the first year in which the introduction of Class E will start to impact. This section of the AMR will be updated once this information becomes available.
- 5.10. We have shown the changes in employment floorspace from 2014/15 as this is the baseline year used for the target of an additional 695,000sqm of office floorspace in the Camden Local Plan.

Table 14. Net changes in employment land floorspace (B Use Classes) - completions (all sqm)

Year	B1 (business) ²	B1a (office)	B2 (general industrial)	B8 (storage or distribution)	Yearly +/-
2014/15	26,102	26,587	-206	-5,659	20,237
2015/16	-14,120	-13,471	-1,176	-2,321	-17,617
2016/17	-27,905	-28,007	-390	-175	-28,470
2017/18	7,361	8,856	-142	-2,123	5,096
2018/19	10,440	14,388	-525	-3,327	6,588
2019/20	36,542	33,929	-74	-1,783	34,686
Total	38,420	42,282	-2,513	-15,388	20,519

Figure 3. Number of schemes completed – losses / gains of B1 floorspace

- 5.11. Completions over this period incorporate a significant number of reserved matters applications within the Kings Cross Central development. The data also includes conversion of Centre Point (loss of 27,500sqm of B1 offices) to predominantly residential use.
- 5.12. For many years there has been a general decline in the stock of industrial space in the Borough, in common with much of inner London, although demand has begun to increase for logistics/storage uses associated with home/online shopping.

² The B1 use class included offices (other than financial and professional services such as an estate agent), research and development and light industry.

- 5.13. The data on a number of schemes reflects a general trend away from smaller office spaces to larger, higher quality accommodation, especially in Central London (many of these schemes will be due to conversions to housing resulting from permitted development rights. There is a high demand for purpose-built accommodation in the 'Knowledge Quarter' around Kings Cross and Euston: a nationally important hub for innovation, collaboration and knowledge exchange. Due to their bespoke elements and characteristics, some of these schemes do not fall within a specific use class, i.e., they are referred to as 'sui generis' but can nonetheless make a large contribution towards job growth. The most notable example in the reporting period is the Francis Crick Institute, to the rear of the British Library. This biomedical research centre is over 90,000sqm and provides laboratory and research space alongside teaching and lecturing facilities. Over 1,000 scientists are employed alongside a large contingent of support staff.

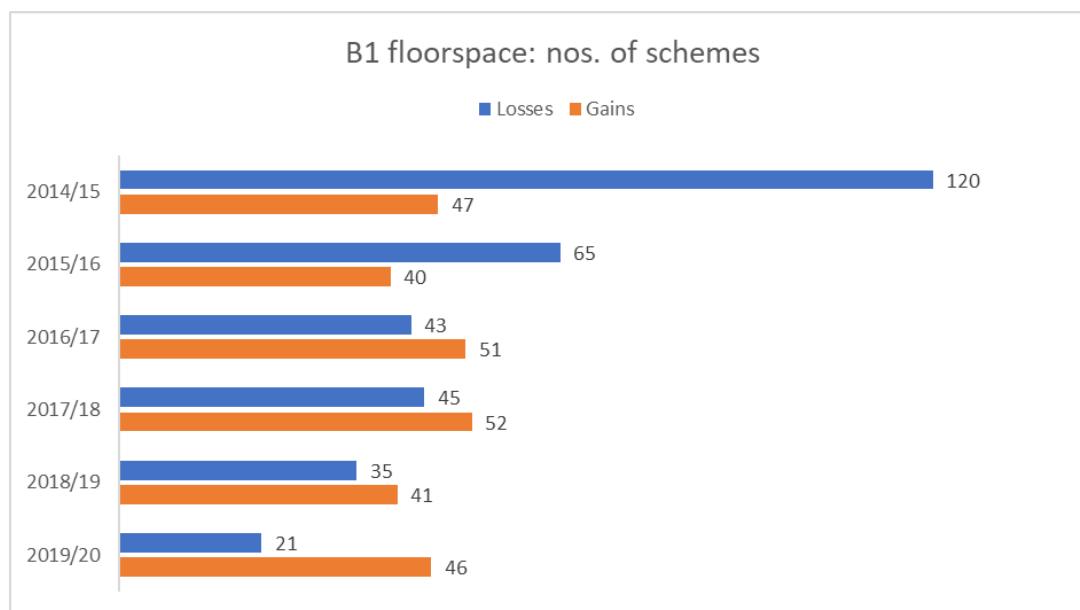
Approvals

- 5.14. As well as completions, we monitor the amount of employment floorspace gaining planning permission each year. It should be borne in mind that some of the approved schemes will also be captured in the completions data above. This data has been included to give an indication of changing demands for employment floorspace.

Table 15. Net changes in employment land floorspace (B Use Classes) – approvals (all sqm)

Year	B1 (business) ³	B1a (office)	B2 (general industrial)	B8 (storage or distribution)	Yearly +/-
2014/15	-32,835	-34,685	-1,477	-8,333	-42,645
2015/16	21,109	12,503	-712	-1,392	19,005
2016/17	83,699	76,284	-578	-7,159	75,962
2017/18	136,353	118,444	-2,964	-2,130	131,259
2018/19	60,257	61,682	-100	37	60,194
2019/20	66,333	65,711	-1,595	5,977	70,715
Total	334,916	229,939	-7,246	-13,000	314,490

³ The B1 use class included offices (other than financial and professional services such as an estate agent), research and development and light industry.

Figure 4. Number of schemes approved – losses / gains of B1 floorspace

- 5.15. This data shows the impact of the permitted development rights towards the beginning of the reporting period prior to the Council's Article 4 Directions coming into force to protect office floorspace.
- 5.16. The data includes significant numbers of reserved matters applications at Kings Cross Central (e.g., 14-18 Handyside Street, Plots T2-T4 a new Facebook headquarters and a new Google headquarters on King's Boulevard, the latter on its own contributes 76,000sqm of B1 floorspace). A major mixed-use scheme at Camden Goods Yard was also approved (Morrisons supermarket site, Camden Town) providing approx. 12,800sqm of B1 floorspace.

Employment land pipeline

- 5.17. We can break down schemes with planning permission according to their status: i.e., schemes that have not yet started or are under construction. If read in conjunction with the completions data above, this gives a more complete picture of how we are performing against our Local Plan targets. There is no guarantee that schemes that have not commenced will be delivered, however, implementation rates for planning permissions in Camden tend to be high and most permissions are likely to be built out.

Table 16. Approvals under construction and not started (sqm) as of 31st March 2020

	Not started	Under construction	Total
King's Cross Central			
Net B1	46,903	98,363	145,266
Net B2	0	0	0
Net B8	0	0	0
Rest of Camden (excluding King's Cross Central)			
Net B1	81,775	34,227	116,002
Net B2	-4,410	-770	-5,180
Net B8	5,587	-5,509	78
Totals			
Net B1	128,678	132,590	261,268
Net B2	-4,410	-770	-5,180
Net B8	5,587	-5,509	78

- 5.18. Over the reporting period, the construction of the Kings Cross Central scheme has been a major contributor to new employment floorspace. By 2020, more than two-thirds of floorspace in this growth area had been completed. The focus of the remaining construction work has switched to Kings Boulevard (the new Google headquarters development) and sites between Cubitt Square and the Regents Canal.
- 5.19. The wider Knowledge Quarter is becoming a key location of growth, with significant sites in the development pipeline along Euston Road and in the Camley Street/St Pancras Way area. There is also continuing interest in major developments in the Holborn ('Midtown') and Tottenham Court Road areas with inward investment incentivised by the opening of Crossrail ('Elizabeth line') and stations at Farringdon and Tottenham Court Road in May 2022.

Jewellery workshops in Hatton Garden

OBJECTIVE	Provide adequate employment floorspace in the most appropriate and sustainable locations to meet demand. To promote and protect the jewellery industry in Hatton Garden
TARGET	No net loss of premises suitable for use as jewellery workshops and related uses
RELATED POLICIES	E1 Economic development E2 Employment premises and sites

- 5.20. The Council promotes and protects the jewellery industry in Hatton Garden. Under our planning policies, we will only permit the conversion of employment premises where it can be demonstrated that they have been vacant and marketed for at least two years and are replaced by a mixed-use development including jewellery workshops.

- 5.21. Where redevelopment proposals involve jewellery workshops, 50% of the uplift in floorspace (on schemes greater than 200sqm) is expected to provide for the jewellery sector.
- 5.22. Table 17 show the changes in the stock of jewellery workshops and related uses in Hatton Garden. The Hatton Garden area boundary can be viewed on the Council's Local Plan [Policies Map](#).

Table 17. Changes in the stock of Jewellery workshops

Completions			Approvals		
Year	No. of schemes	Floorspace (sqm)	Year	No. of schemes	Floorspace (sqm)
2014/15	0	0	2014/15	2	-112 (vacant retail space connected with jewellery sector) -22 (workshops)
2015/16	0	0	2015/16	3	368 (workshops)
2016/17	1	218 (jewellery tuition and training centre)	2016/17	0	0
2017/18	0	0	2017/18	2	101 (workshops)
2018/19	3	368 (workshops)	2018/19	2	60 (workshops)
2019/20	2	101 (workshops)	2019/20	1	138 (workshop)
Total	6	687	Total	10	533

Local training scheme places achieved from completed development

OBJECTIVE	To ensure that new development provides training opportunities for Camden residents
TARGET	No target
RELATED POLICIES	E1 Economic development E2 Employment premises and sites

- 5.23. The Council's Camden Planning Guidance (CPG): '[Employment sites and business premises](#)' (January 2021) explains how the Council will secure employment and training contributions through the planning process. The table provides information on the number of apprenticeship places we have negotiated by year (2020/21 data is not available).

Table 18. Apprenticeship places negotiated through s106 agreements

Year	Places
2014/15	150
2015/16	168
2016/17	76
2017/18	167
2018/19	136
2019/20	121

- 5.24. It is worth noting that there are schemes where the Council has resolved to grant planning permission but for which apprenticeship numbers have yet to be clarified, as Section 106 agreements are not yet signed / available. Those apprenticeships are therefore not included within the table.
- 5.25. Additionally, over £1,680,000 has been secured in 2018/19 and 2019/20 for employment and training initiatives. During this period, around £1,390,000 was secured towards initiatives in the Hatton Garden area.
- 5.26. In line with the CPG, approximately 20% local recruitment and 10% local procurement are secured on all major sites.

6. Town Centres and retail

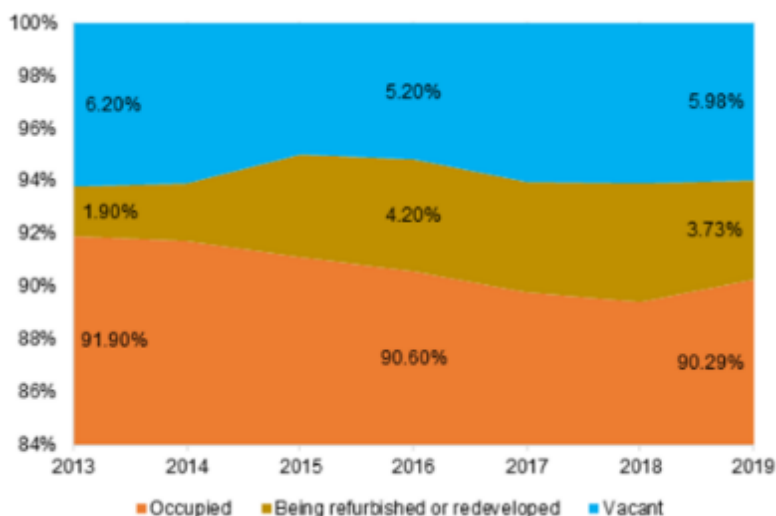
- 6.1. From 1st September 2020 substantial changes were made to the planning use classes. Of particular significance for centres is the introduction of a new Class E use, which includes (former use classes in brackets) shops (A1); financial and professional services (A2), restaurants and cafes (A3) and offices (B1a). Changes of use within a use class are not considered to be development and therefore do not require planning permission. This reduces the Council’s ability to influence planning and development within centres, including policies for managing the mix of uses in centres and frontages.
- 6.2. A limited number of common town centre uses – including (former use class in brackets) pubs (A4), hot food takeaways (A5), betting shops and laundrettes are not within the new Class E use class and now considered to be/remain ‘sui generis’. Changes from these uses still require a planning application to be submitted, meaning that the Council can influence their loss and the provision and location of new uses as appropriate.
- 6.3. Due to the impact of the pandemic on the Council’s ability to undertake a comprehensive survey of uses, the data in this AMR only provides updates on vacancies and use class changes for 2018/19 and 2019/20. Surveying of centres and frontages is resuming for 2021/22 and will be reported in the next AMR. Therefore, references to use classes refer to those relevant to town centres prior to the 2020 changes.

Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant premises.
RELATED POLICIES	TC1 Quantity and location of retail development TC2 Camden’s centres and other shopping areas

- 6.4. The proportion of shops vacant on shopping streets is an important indicator of the health of that centre. Our retail surveys have tracked changes in vacancy over time at Borough level, although, as noted, we do not have vacancy data for 2020 and 2021 due to the pandemic. The location of centres are shown on Camden’s Local Plan [Policies Map](#).

Figure 5. Vacancy rate, all designated shopping frontages 2013-2019



6.5. The bar charts below show the vacancy rate for each centre in the borough and Central London Frontages.

Figure 6. Vacancy rates for the individual Town Centres, 2019

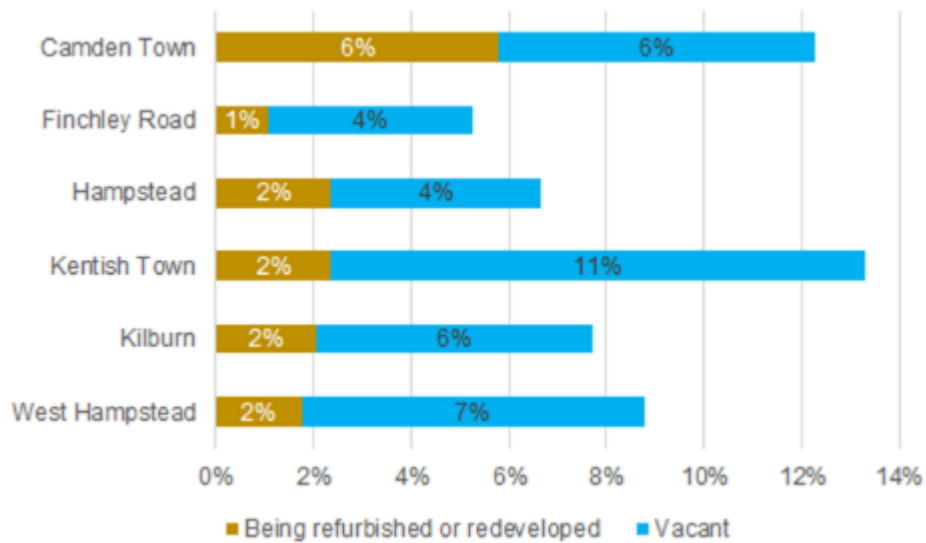


Figure 7. Vacancy rates for the individual Specialist Shopping Areas, 2019

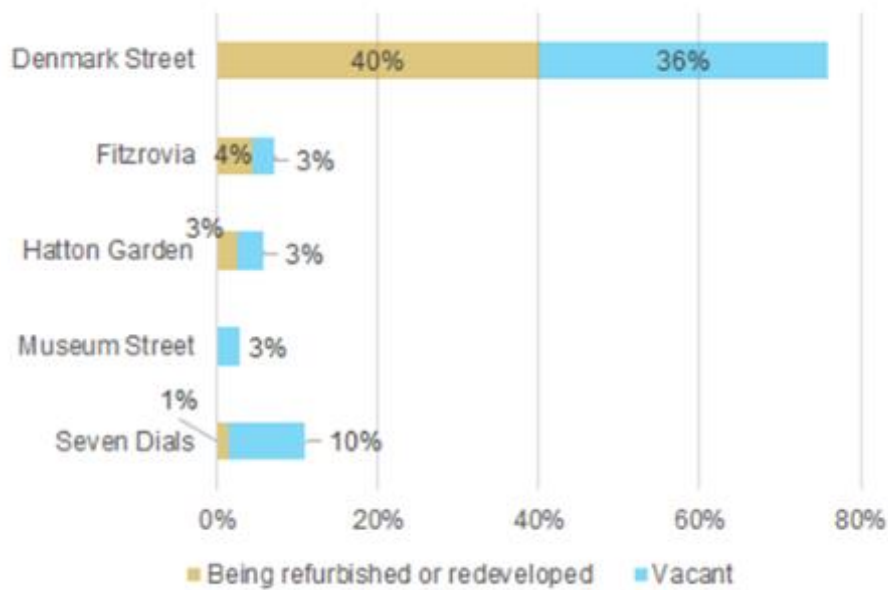
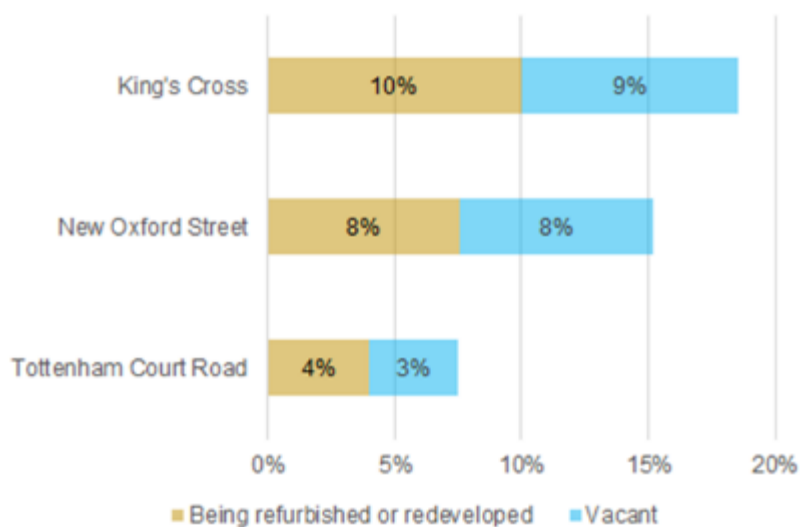
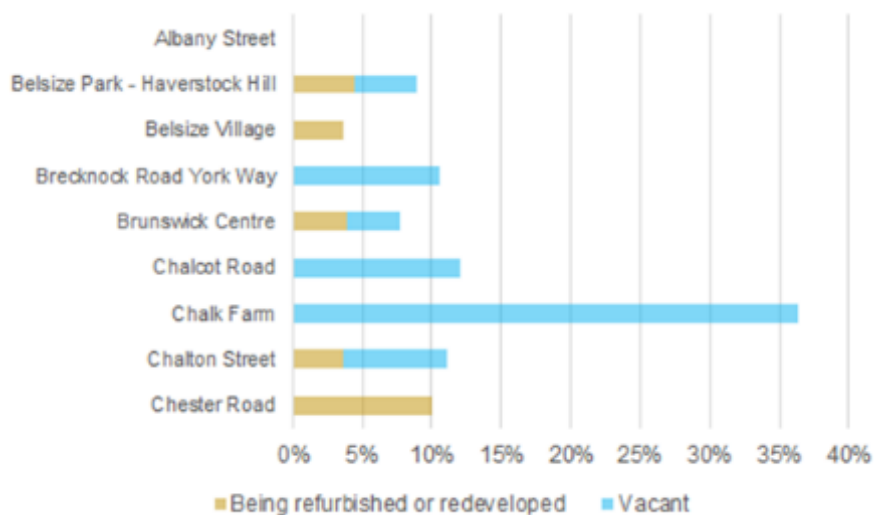
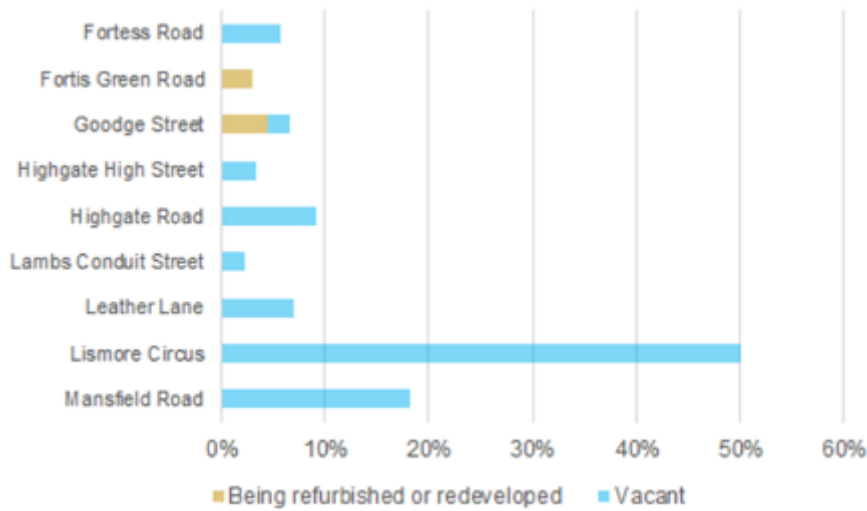
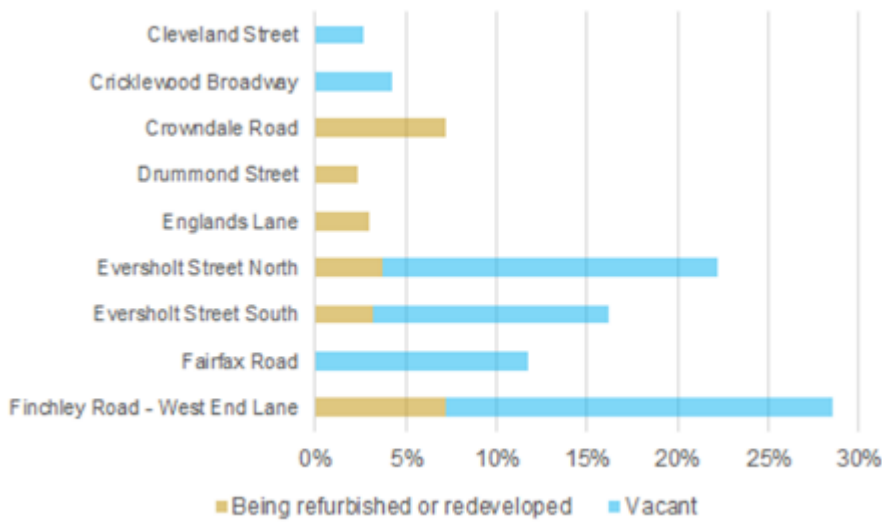


Figure 8. Vacancy rates for the individual Central London Frontages, 2019**Figure 9. Vacancy rates for the individual Neighbourhood Centres, 2019**

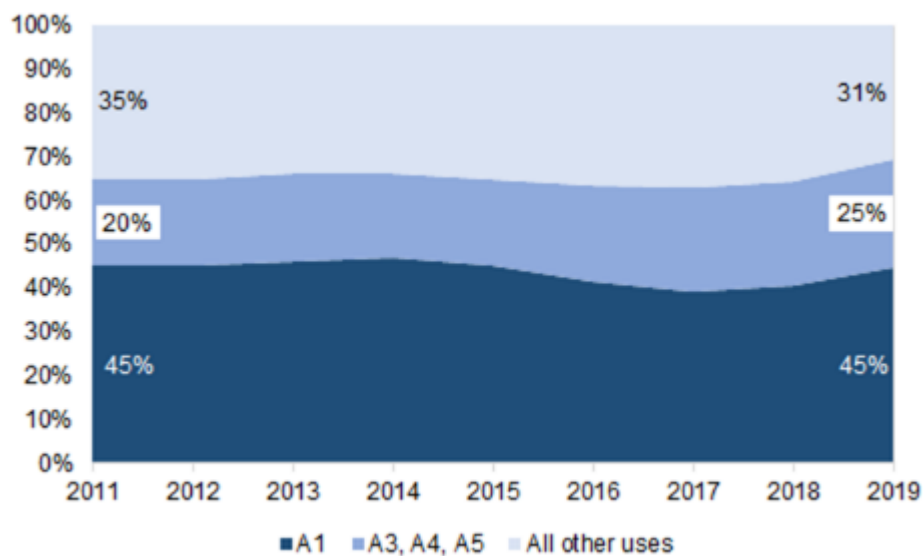


Retail and food, drink and entertainment uses in shopping streets

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	TC2 Camden's centres and other shopping areas TC3 Shops outside of centres TC4 Town centre uses

- 6.6. As stated in the introduction to this section, many proposals previously subject to planning control will in future no longer constitute development, and therefore a planning application will not be required because both the existing and proposed uses now fall within the new Use Class E (from 1st September 2021). Graphs/data are sourced from Camden's annual retail surveys up to and including 2019.

Figure 10. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2011 to 2019



- 6.7. The breakdown of these uses by type/individual centre are shown in the figures below.

Figure 11. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in Town Centres

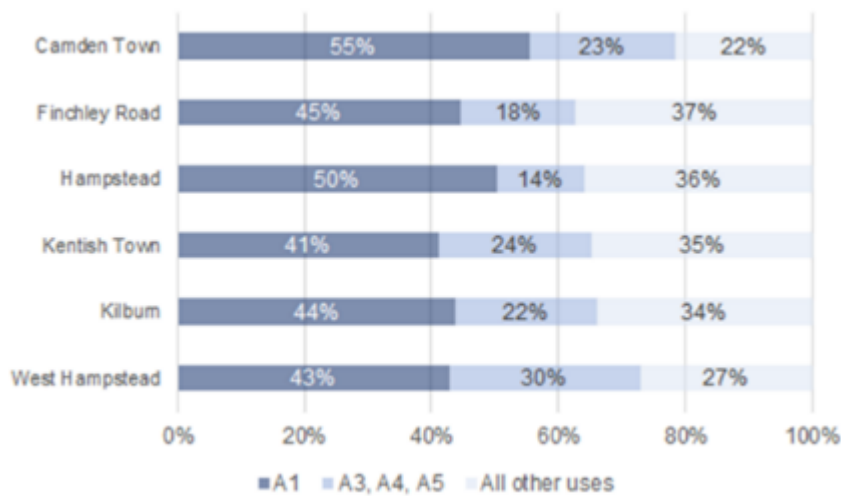


Figure 12. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in Specialist Shopping Areas, 2019

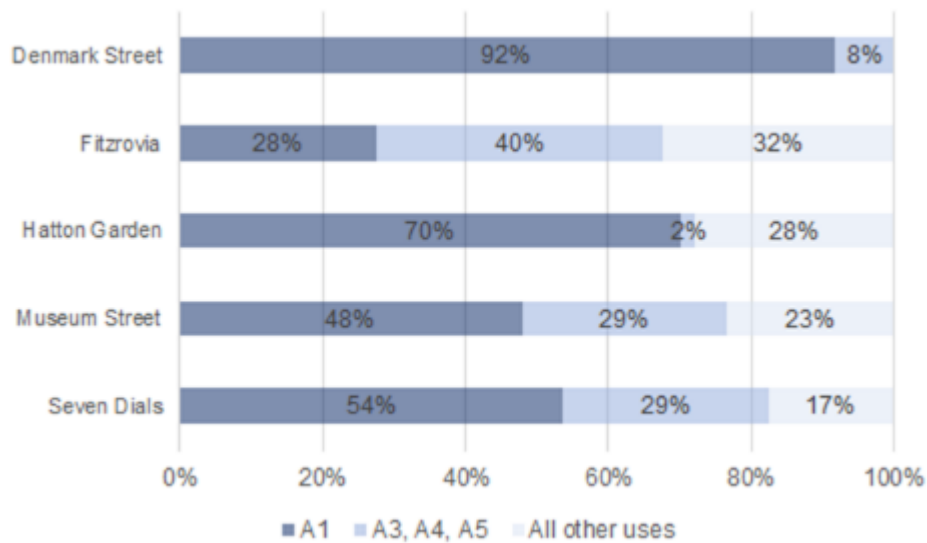


Figure 13. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in Central London Frontages, 2019

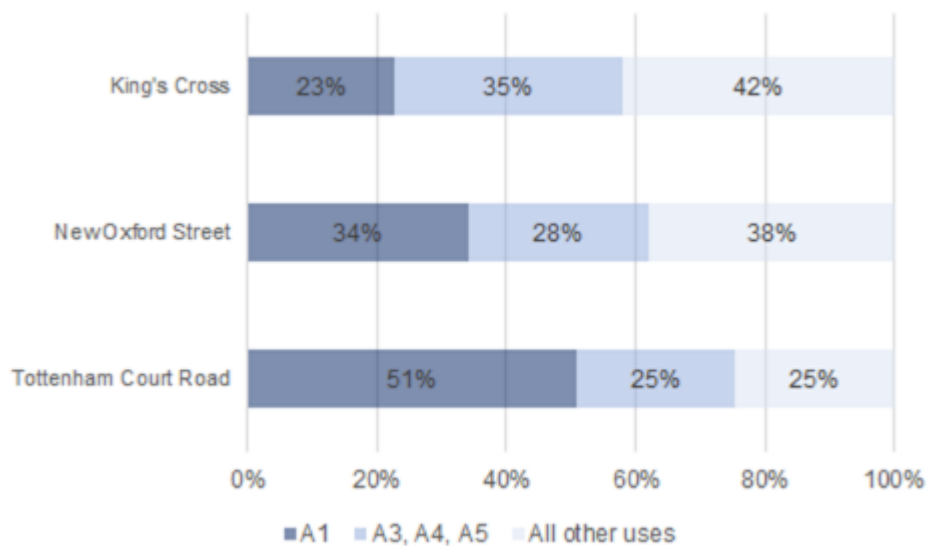
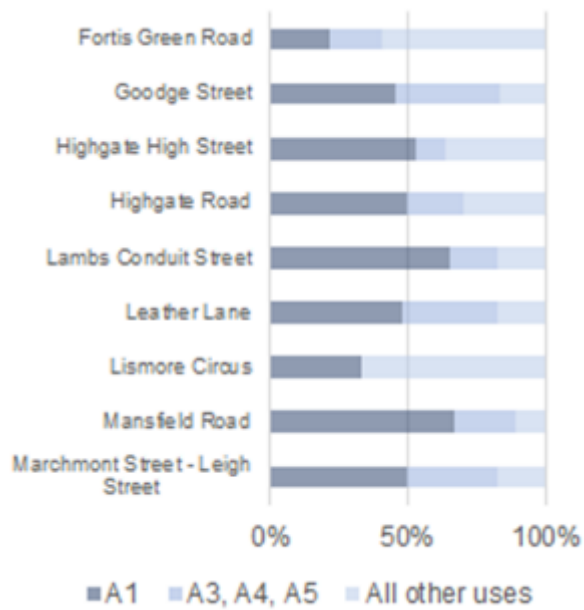
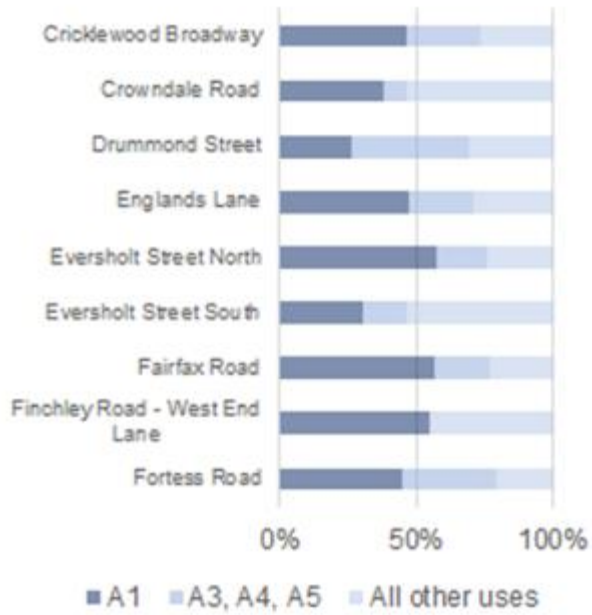
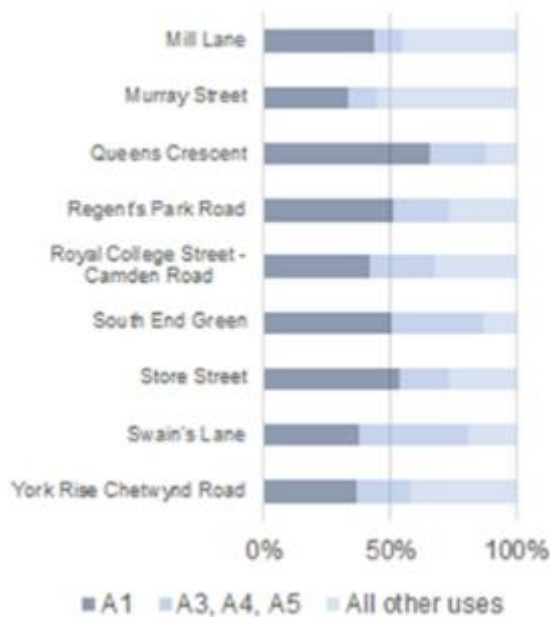


Figure 14. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in Neighbourhood Centres, 2019



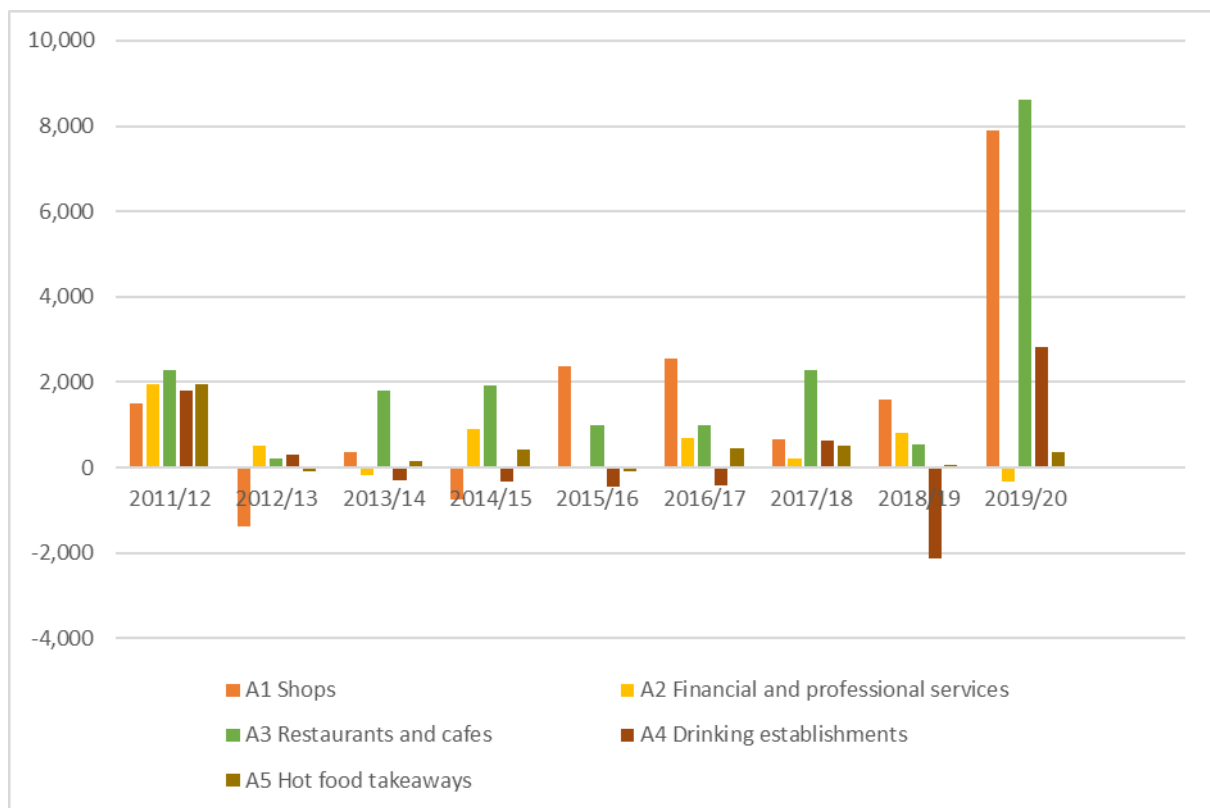




Retail and food, drink and entertainment floorspace completed

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	TC4 Town centre uses

- 6.8. In 2018/19 and 2019/20 the Council's completions data showed gains in floorspace in most "A" use classes, as set out in the chart below. A small number of major mixed-use schemes have accounted for a high proportion of the overall floorspace completed, notably Hawley Wharf, Camden Town, the Coal Drops Yard development at Kings Cross Central and the refurbishment of Centre Point. In 2020, the Government introduced changes to planning use classes resulting in Use Class A1, A2 and A3 being replaced by Use Class E (a, b, c). Class A4 and A5 are not covered by the new Class E and are now defined as 'sui generis'.

Figure 15. 'A' uses floorspace completions (net sqm) 2011/12 to 2019/20

Source: London Development Database

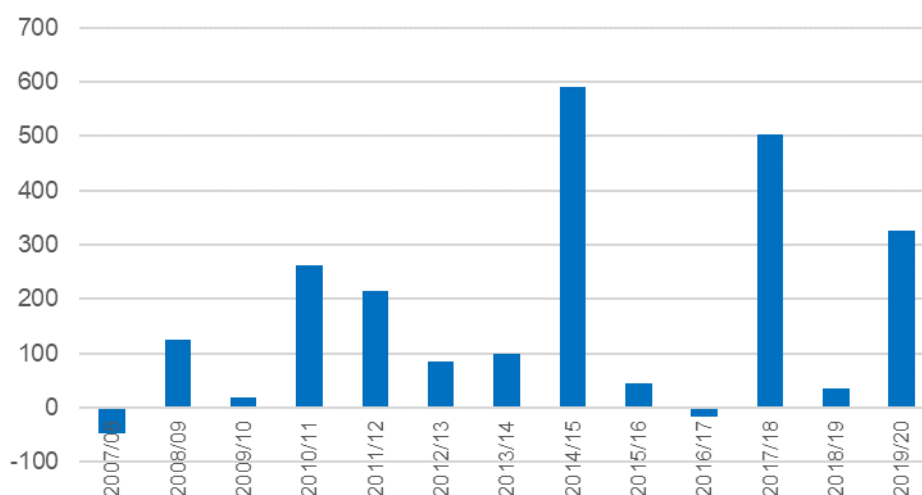
- 6.9. There were eighteen schemes in 2018/19 which involved a change in A1 shop floorspace. Seven resulted in a gain (with Coal Drops Yard having the most impact, part of the Kings Cross Central development), and the rest of the schemes a loss. In 2019/20, 24 schemes involved changes in A1 floorspace, thirteen recording a gain, eleven a loss. Much of the increase in that year was due to the completion of the Hawley Wharf scheme.
- 6.10. The change in A2 floorspace in 2018/19 was over four schemes, all of which resulted in a gain of A2 floorspace. In 2019/20 there were five schemes with A2 floorspace completions, three recording a loss.
- 6.11. The change in A3 cafes or restaurants floorspace in 2018/19 was across nine schemes. Six resulting in an increase of A3 floorspace (with Coal Drops Yard having the most impact) and three a loss. In 2019/20 there were eleven schemes with A3 floorspace changes, nine involving gains in floorspace with the Hawley Wharf development and Centre Point contributing for much of the increased floorspace.
- 6.12. The A4 use class (drinking establishments) includes pubs. In 2018/19 eleven schemes resulted in changes in A4 floorspace – three with gains in floorspace, eight a loss. The data includes the complete conversion/loss of four pubs under permissions predating the 2017 Local Plan. The gain in floorspace is mostly attributable to the completion of Coal Drops Yard. In 2019/20, nine schemes resulted in changes to A4 floorspace: 6 of which were a loss. Much of the gain in floorspace was from the Centre Point scheme; the lost floorspace includes the demolition of a pub associated with the Hawley Wharf development.

Hotel accommodation

OBJECTIVE	Protecting existing visitor accommodation in appropriate locations. Ensuring large scale tourism development is located in highly accessible locations.
TARGET	Contribute to the London Plan target of achieving 58,000 net additional hotel bedrooms by 2041 across London
TARGET MET	Part met
RELATED POLICIES	E3 Tourism

- 6.13. Data from GLA Economics showed that in December 2015, Camden had the second highest number of serviced rooms – 18,038 (a 12.4% share of London’s overall supply)⁴.

Figure 16. Net hotel rooms completed



Source: London Development Database

- 6.14. In 2017/18, seven completed schemes resulted in changes to the supply of hotel bedrooms (the biggest gain was 33 rooms). The additional accommodation was formed through roof extensions and changes of use.
- 6.15. In 2018/19, four schemes related to changes in the supply of hotel bedrooms. Of this, 96% of the additional accommodation was from only two schemes both involving the conversion of office floorspace. This includes the completion of the 270 bed ‘Standard’ hotel in Euston Road, which occupies former LB Camden offices. It has a floor area of just over 17,200sqm; although below the London Plan’s threshold for “strategically important provision”, the hotel is nevertheless in a highly accessible location with a range of sustainable transport options available. The Bryson Hotel was also completed that year providing an additional 43 hotel rooms in Clerkenwell Road.

⁴ “Projections of demand and supply for visitor accommodation in London to 2050”. Working Paper 88, GLA Economics, April 2017

7. Sustainable development

Sustainable design assessment & BREEAM

OBJECTIVE	Protecting and enhancing our environment
TARGET	Achieve BREEAM Excellent on all non-residential development of 500sqm or more floorspace.
TARGET MET	Met
RELATED POLICIES	CC2 Adapting to climate change

- 7.1. The majority of relevant major developments approved in 2018/19, 2019/20, and 2020/21 included a sustainability plan to demonstrate the environmental performance of the proposal. These sustainability plans include BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment. Sustainable assessment tools such as BREEAM measure the performance of buildings against set sustainability criteria. Buildings that achieve high ratings use less energy, consume less water, and have lower running costs than those designed to building regulations alone. BREEAM schemes are scored (awarded credits) for their performance in specific categories. The categories are energy, health and well-being, management, water, materials, waste, pollution, transport, land use and ecology. As it is relatively easy to obtain credits in transport and management, Camden have been requiring developments to achieve particular credit levels in the energy, water and materials categories (as stated above) which are considered to have the greatest environmental benefits. Development can be awarded the following ratings of pass, good, very good, excellent, and outstanding.
- 7.2. Table 33 provides details of all approved major planning applications that include requirements for BREEAM.
- 7.3. In 2018/19 4 of the schemes had a predicted rating of Very Good, and 10 had a predicted rating of Excellent.
- 7.4. In 2021/2020 5 of the schemes had a predicted rating of Excellent, and 1 had a predicted rating of outstanding.
- 7.5. In 2020/21 1 of the schemes had a predicted rating of Pass, 7 had a predicted rating of Excellent.

Energy

OBJECTIVE	Protecting and enhancing our environment
TARGET	Development of 10 or more homes, or 1,000sqm to achieve 35% reduction in carbon emissions below Part L Building Regulations Residential development to meet zero carbon (this will include non-residential development to report from 2020/21) Development of 5 or more homes or 500sqm floorspace to achieve 20% reduction in carbon emissions from on-site renewables
RELATED POLICIES	CC1 Climate change mitigation

- 7.6. Any new development in Camden has the potential to increase carbon dioxide emissions in the borough. If we are to achieve local, and support national, carbon dioxide reduction targets, it is crucial that planning policy limits carbon dioxide emissions from new development wherever possible and supports sensitive energy efficiency improvements to existing buildings
- 7.7. To achieve the greatest level of carbon dioxide reduction schemes are first asked to reduce the demand for energy through good design and second to supply energy efficiently, production of renewable energy on site.
- 7.8. The following have used data sourced from major planning permissions granted 2018/19, 2019/20, and 2020/21. Please note that targets relate to those at the time the application was decided.

Total carbon reduction

- 7.9. New build major (residential and non-residential) developments and extensions involving 10 or more homes or 1,000sqm or more floorspace are expected to meet minimum London Plan targets for energy reduction. This is 35% in carbon emissions below Part L.
- 7.10. Where it is clearly demonstrated that a zero carbon target cannot be fully achieved a S106 financial contribution to the Council's carbon offset fund is sought to secure the delivery of carbon reduction projects in the borough. The zero carbon target (and carbon offset) is reported for residential developments, non-residential are reported from 2020/21.

Table 19. Carbon reduction, major approvals (10 or more homes, or 1,000sqm or more floorspace, residential or non-residential)

London Plan carbon emissions target (zero carbon minimum 35%)	2018/19	2019/20	2020/21
45% or more	1	1	5
35% - 44%	3	7	9
25% - 24%	6	1	1
15% - 24%	5	2	0
Below 15%	1	0	0
Total	16	11	15

Carbon reduction from renewables

- 7.11. All developments involving five or more dwellings that are more than 500 sqm of (gross internal) any floorspace will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO₂ reduction. Applications also need to include details of on-site renewables, targeting a 20% reduction where it is feasible.

Table 20. Number of schemes in relation to carbon reduction %

Carbon reduction from renewables	Number of schemes		
	2018/19	2019/20	2020/21
20% or more	10	9	9
15% - 19%	1	2	2
10% - 14%	0	0	0
5% - 9%	1	0	1
Below 5%	3	0	0
Total	15	11	12

Air Quality

OBJECTIVE	Protecting and enhancing our environment Reduction in the level of identified air pollutants in the National Air Quality Strategy
TARGET	Multiple. See details below.
TARGET MET	Part met
RELATED POLICIES	CC4 Air quality

7.12. 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 a Clean Air Action Plan that identifies actions to reduce the level of nitrogen oxides and particulate matter. Six airborne pollutants are measured in Camden: sulphur dioxide (SO₂), nitrogen dioxide (NO₂), fine particulates (PM₁₀ and PM_{2.5}), ozone (O₃) and carbon monoxide (CO). These are presented in the table below, along with Camden's compliance with EU limit levels for these pollutants.

Table 21. Air pollutants measured in Camden

Pollutant	Target	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Nitrogen Dioxide (NO ₂)*	Annual Mean Objective of 40 µg/m ³	X	X	X	X	X	X	X	X	X	X
	Hourly Objective of 200 µg/m ³	X	X	X	X	X	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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m ³	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Particulate Matter (PM _{2.5})	Annual Mean Objective of 25 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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m ³	✓	✓	✓	✓	n/a‡	n/a‡	n/a‡	n/a‡	n/a‡	n/a‡

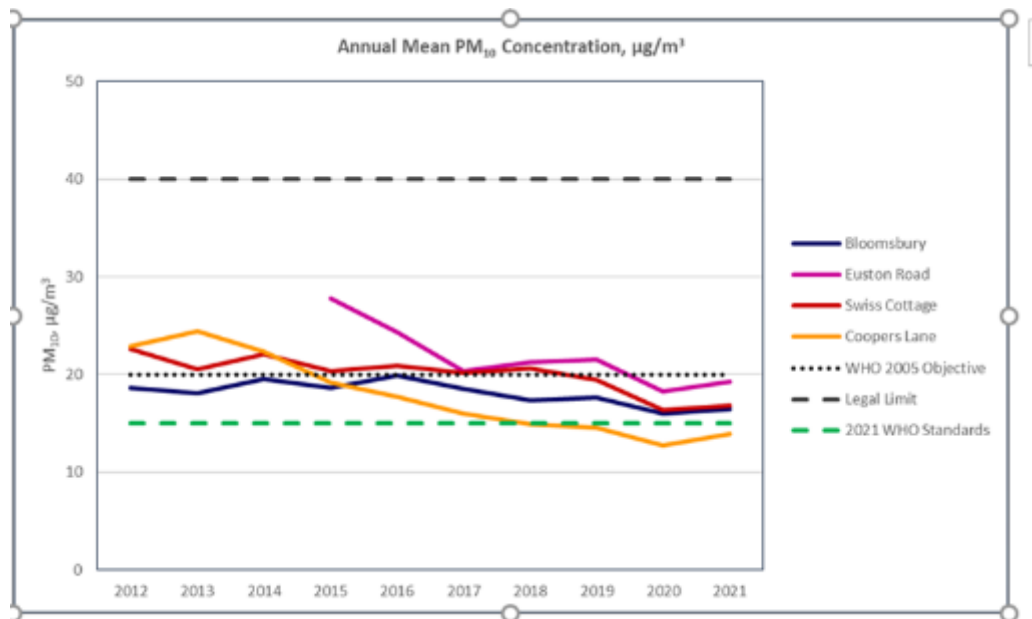
Source: Air Quality Projects & Policy, LB Camden

* Average measurement from Swiss Cottage, Euston Road and Bloomsbury Monitoring Sites (partial NO₂ levels also measured at Camden Town Monitoring Site in 2021)

** Measurement from Bloomsbury Monitoring Site

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

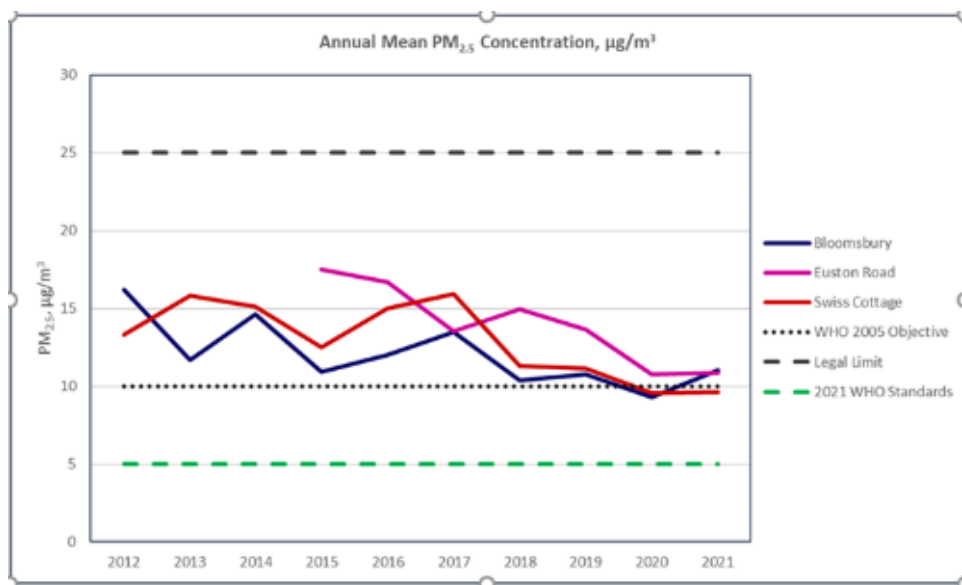
Figure 17. Annual mean PM₁₀ concentration (micrograms) at 4 automatic monitoring stations in Camden



Source: Corporate Sustainability, LB Camden.

- 7.13. The concentrations of PM₁₀ recorded in the Borough at Bloomsbury (LB) Coopers Lane (KX004), Swiss Cottage (CD1) and Euston Road (CD9) continue to meet the legal objective of less than 40 µg/m³ and as of 2020, are below the World Health Organisation (WHO) 2005 objective of 20µg/m³. Only KX004 has recorded below the 2021 WHO annual mean standard of 15 µg/m³.
- 7.14. Whilst PM₁₀ concentrations at the Swiss Cottage roadside site and the Bloomsbury urban background site have remained stable up until 2019, the Coopers Lane and Euston Road sites have demonstrated an overall downward trend since 2013 and 2015, respectively. It is important to note that the reduction seen since 2019 can be partially attributed to the effects of the COVID-19 pandemic.

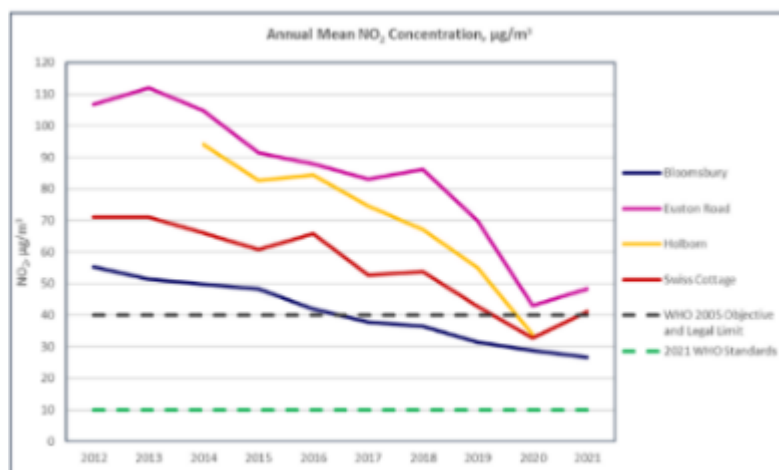
Figure 18. Annual mean PM_{2.5} concentration (micrograms) at 3 automatic monitoring stations in Camden



Source: Corporate Sustainability, LB Camden

- 7.15. Whilst the PM2.5 concentrations at all three monitoring sites meet the UK objective of $<25\mu\text{g}/\text{m}^3$, only Swiss Cottage was below the 2005 WHO Guidance values of $10\mu\text{g}/\text{m}^3$ at 9.65 in 2021, however, this is still above the 2021 WHO standard annual mean of $5\mu\text{g}/\text{m}^3$ for PM2.5. Camden Council has committed to achieving the updated WHO 2021 guideline values to realise the We Make Camden call to action that no one in Camden should experience ill health due to poor air quality.

Figure 19. Annual mean NO₂ concentration (micrograms) at 4 automatic monitoring stations in Camden



Source: Corporate Sustainability, LB Camden.

- 7.16. The legal annual mean objective for nitrogen dioxide was not achieved at any of the monitoring sites from 2010 to 2019, with the exception of the urban background site Bloomsbury which has recorded below $40\mu\text{g}/\text{m}^3$ since 2017. 2020 saw the lowest NO₂ levels recorded in the borough with both Holborn and Swiss Cottage recording below the legal limit however, this can also be partially attributed to the impact of the COVID-19 pandemic, with concentrations at Euston Road and Swiss Cottage roadside sites rising above the legal limit once again in 2021 as lockdown measures eased. There has been a noticeable downward trend experienced across the borough since 2013.
- 7.17. NO₂ monitoring was also undertaken at a new site on Camden High Street (CD010) from May 2021, with a mean of $25.77\mu\text{g}/\text{m}^3$ for this period. CD010 has not been included on Figure 3 due to incomplete data coverage.
- 7.18. Camden also monitors NO₂ at more than 200 locations across the borough through a network of diffusion tubes, 14 of which are long term monitoring locations with at least 10 years of data. The overall picture for these sites concurs with the downward trend in general levels reported by the automatic monitoring sites graphed above.
- 7.19. Modelling undertaken in 2016 by TfL indicates that high levels of PM₁₀ and NO₂ across the borough are concentrated along roads with high levels of traffic and a large proportion of HGVs and buses, as mapped on Figures 20 and Figure 21 below. While the overall concentration of PM₁₀ and NO₂ are anticipated to have decreased since this modelling was undertaken, the overall distribution of emissions is anticipated to be very similar. The Council's enhanced monitoring network has revealed that locations outside of these Air Quality Focus Areas still breach the WHO guideline limits and, in some cases, the legal limits for air pollution.

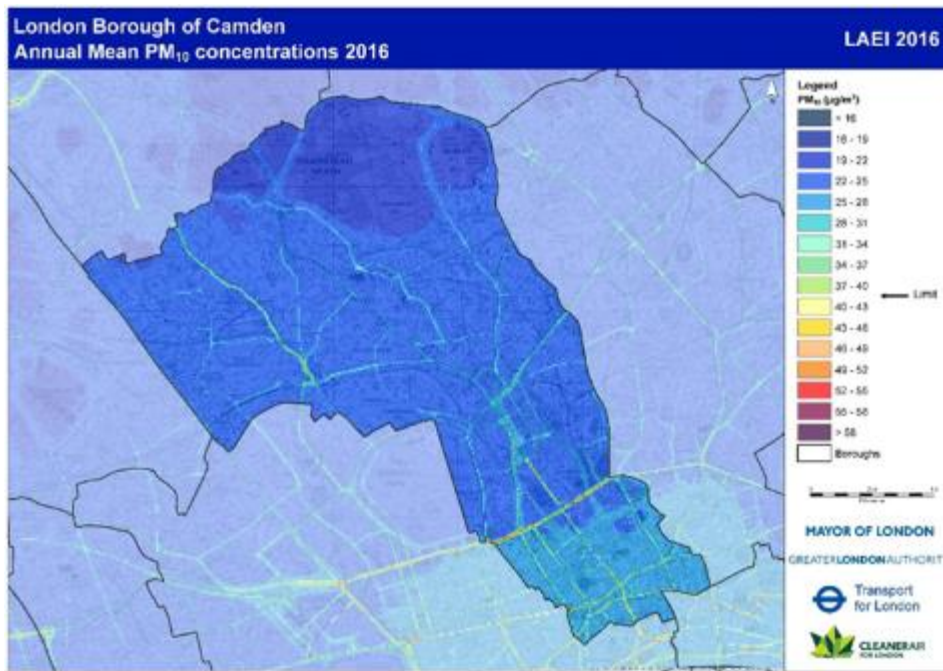
- 7.20. In January 2018, Camden became the first London council to formally adopt the World Health Organization's (WHO) Air Quality Guidelines.
- 7.21. The WHO has campaigned for governments and authorities around the world to adopt strict targets for air quality. Based upon scientific evidence of the health impacts of air pollution, the WHO Air Quality Guidelines are intended to support and drive actions in a local or regional context. The WHO Air Quality Guidelines for NO₂, PM₁₀ and PM_{2.5} and the corresponding UK national air quality objectives are shown in the table below.

Table 22. UK national air quality objectives and WHO air quality guidelines for annual mean concentration of NO₂, PM₁₀ and PM_{2.5}.

Pollutant	UK national air quality objectives	WHO 2005 air quality guidelines	WHO 2021 air quality standards
NO ₂	40µg/m ³ (from 1 January 2006)	40µg/m ³	10µg/m ³
PM ₁₀	40µg/m ³ (from 1 January 2005)	20µg/m ³	15µg/m ³
PM _{2.5}	25µg/m ³ (from 1 January 2021)	10µg/m ³	5µg/m ³

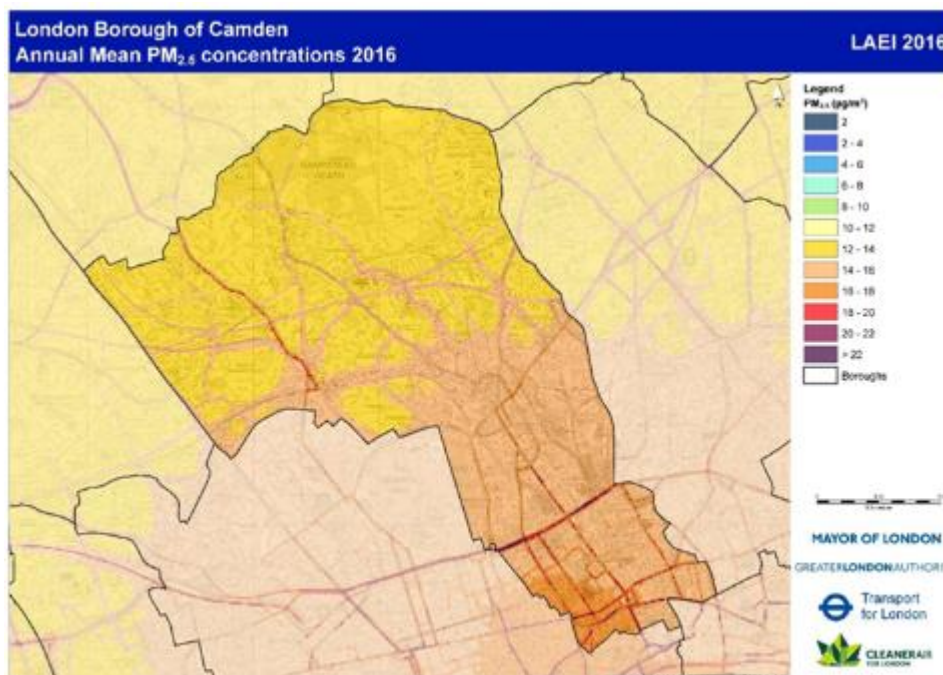
- 7.22. Although all PM monitoring sites comply with the UK national air quality legal limits and are below the WHO 2005 guidelines for annual mean PM₁₀ concentrations, only one site is currently meeting the WHO 2005 objective for PM_{2.5} (10µg/m³).
- 7.23. Exposure to PM is associated with a range of health impacts, including cardiovascular and respiratory diseases, and the PM_{2.5} component (fine particulate matter) is classed as carcinogenic. Epidemiological evidence shows that there is likely to be no threshold for PM below which adverse health impacts do not occur. The WHO air quality guidelines take account of the fact that a portion of PM comes from natural sources, and that any reduction in PM concentrations will achieve a reduction in the prevalence of adverse health impacts. Therefore, whilst the WHO Air Quality Guidelines for PM do not target zero exposure, they are much more stringent than UK and EU Air Quality Objectives.
- 7.24. In recognition of the significant health effects associated with long-term exposure to PM_{2.5}, and the disproportionate impact upon certain groups, Camden has adopted the WHO's revised 2021 Air Quality Guideline objectives for PM₁₀, PM_{2.5}, and NO₂, which significantly reduces the Council's own objectives for these pollutants to 15µg/m³, 5µg/m³, and 10 µg/m³ respectively. Camden has committed to achieving these objectives throughout the borough by 2034, with the 2005 guideline levels for PM₁₀ and PM_{2.5} now reframed as interim targets.
- 7.25. The Council has an ambitious air quality programme to realise the 'We Make Camden' call to action and drive progress towards the WHO air quality standards, and the overarching strategy and actions to deliver this improvement is set out the [Council's Clean Air Action Plan 2023-2026](#) and [Camden's Transport Strategy 2019-2041](#).

Figure 20. Modelled PM10 levels



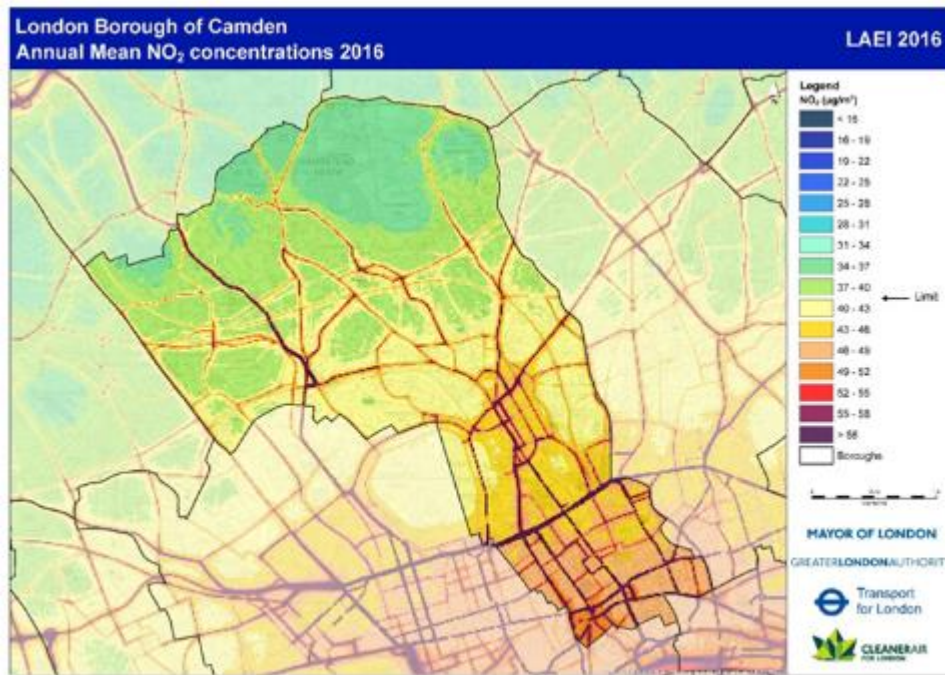
Source: London Atmospheric Emissions Inventory

Figure 21. Modelled PM2.5 levels



Source: London Atmospheric Emissions Inventory

Figure 22. Modelled NO₂ emissions



Source: London Atmospheric Inventory

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	Not met (due to HS2 construction works)
RELATED POLICIES	A2 Open space

Open space baseline

- 7.26. The Council's 2014 [Open Space, Sport and Recreation Study](#) (part of the Local Plan [evidence base](#)) identified 293 open spaces in Camden, totalling an area of 588.8 hectares and representing about 27% of the borough's land area.
- 7.27. 258 of Camden's open spaces are accessible to the public with Hampstead Heath alone making up about 46% of the total open space area.

Changes

- 7.28. The Council records open space changes as part of its monitoring of planning consents and completions.

Table 23. Open space gains and losses

Year	2018/19	2019/20	2020/21	Totals
Gain	11,520	1,930	1,510	14,960
Loss	-130	0	0	-130
Net gain	11,390	1,930	1,510	14,830

- 7.29. Therefore, there has been no net loss of open space and the AMR target has been met. The gains in on-site space arise from planning permissions for 7 major developments.

Financial contributions

- 7.30. [Camden Planning Guidance: Public Open Space](#) (January 2021) supports the implementation of Policy A2 in the Camden Local Plan. It sets out the payments that the Council will seek from applicants where schemes are unable to deliver new public open space on site. This applies to all housing and office developments above a certain threshold. The following amounts of funding have been secured across 14 schemes:

Table 24. Funding for Open Space secured

Year	2018/19	2019/20	2020/21	Totals
Payment in lieu of provision	£446,000	£842,000	£260,000	£1,548,000

- 7.31. These funds are invested by the Council through its 'Greenspace Investment Programme' in projects involving refurbishment, repair and enhancement works to existing open spaces and play areas.

Neighbourhood plans – protection of open spaces

- 7.32. In addition to Camden's Local Plan open space designations, communities can protect open space through designating 'local green spaces' in a neighbourhood plan. During the monitoring period, the following local green spaces have been designated and can be viewed on Camden's [Policy Map](#):

Hampstead (neighbourhood plan adopted 2018)

- Branch Hill House
- Oak Hill Park
- South End Green and Mansfield Allotments
- World Peace Garden
- Oriel Place Garden
- Hampstead Green
- Keats House and Garden
- Holly Hill Bank
- Fenton House Gardens
- Pedestrian walk from Admirals Walk to Windmill Hill
- Burgh House Gardens
- Gertrude Jekyll's Garden and Communal Gardens of Wells House
- Heath Hurst Gardens
- Garden of The Pryors

Dartmouth Park (neighbourhood plan adopted 2020)

- Mansfield Bowling Club
- Highgate Enclosures and Grove Terrace Squares
- Highgate New Town green spaces (Three Point Park, Triangle Park and Secret Garden)
- Mortimer Terrace Nature Reserve
- York Rise Estate gardens and allotments
- Carrol Close and Sanderson Close gardens and playground
- Whittington Estate landscaping
- Haddo House Open Space

Areas of biodiversity importance

OBJECTIVE	To protect and enhance the environment
TARGET	No net loss in area and populations of biodiversity
TARGET MET	Met
RELATED POLICIES	A3 Biodiversity

- 7.33. Natural habitats and species are protected by Local Plan policy A3: Biodiversity. This includes protection of the Hampstead Heath Woods Site of Special Scientific Interest (SSSI), Camden's only SSSI and 36 Sites of Importance for Nature Conservation (SINC), which are graded into four categories according to spatial significance and quality. Camden also has 4 'Local Nature Reserves' which host a variety of flora and fauna and provide opportunities for local communities to access and engage with nature.
- 7.34. Over the monitoring period, there were no changes in the extent of designated wildlife sites in the Borough.
- 7.35. Under Camden's planning policies, we ensure that the design and layout of schemes address their impact on existing sites and where possible, include measures to promote greater biodiversity such as 'living roofs' and bird and bat boxes. A wildflower meadow and biodiverse planting along the margins of the development are being provided as part of the Camden Goods Yard scheme.
- 7.36. The Council's new [biodiversity strategy](#) contains measures to deliver biodiversity gains, and can be used to inform planning proposals.

Safeguarding of the Regis Road waste site

OBJECTIVE	To reduce, plan for and manage Camden's waste
TARGET	Safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site
TARGET MET	Yes
RELATED POLICIES	CC5 Waste

- 7.37. No new waste management facilities were permitted or constructed in Camden over the monitoring period. Camden has one waste management facility safeguarded under Local Plan Policy CC5 – Waste, the Regis Road waste site. Regis Road is a civic amenity site, recycling and reuse centre accepting both household waste and recyclable materials.

Municipal waste arisings and household recycling rates

OBJECTIVE	To reduce, plan for and manage Camden's waste
TARGET	Reduce the amount of waste produced Recycle and compost 50% of household waste by 2020 and aspiring to achieve 60% by 2031
TARGET MET	Partly
RELATED POLICIES	CC5 Waste

- 7.38. The Camden Local Plan (2017) sets out the aim of increasing recycling and composting in the borough to meet the London Plan target of 50% of household waste recycled by 2020 and 60% by 2031.
- 7.39. The total local authority collected waste for Camden in the reporting period is set out in the table below. The figures below show that recycling of household waste is struggling to push above 30%, not meeting the 50% target.

Table 25. LB Camden Municipal Waste Arisings

Year	Total local authority collected waste (tonnes)	Household - total waste (tonnes)	Household - waste sent for recycling/composting/reuse (tonnes)	Household - waste not sent for recycling (residual household waste) (tonnes)	% of household waste recycled	Non-household - total waste (tonnes)	Non-household - waste sent for recycling/composting/reuse (tonnes)	% of non-household waste recycled
2018/19	102,007	56,807	17,652	28,420	31%	45,200	5,610	12%
2019/20	98,348	58,919	15,281	43,638	26%	39,429	5,893	15%
2020/21	84,798	52,268	14,936	37,332	29%	32,530	5052	16%

Source: ENV18 - Local authority collected waste: annual results tables. <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables#history>

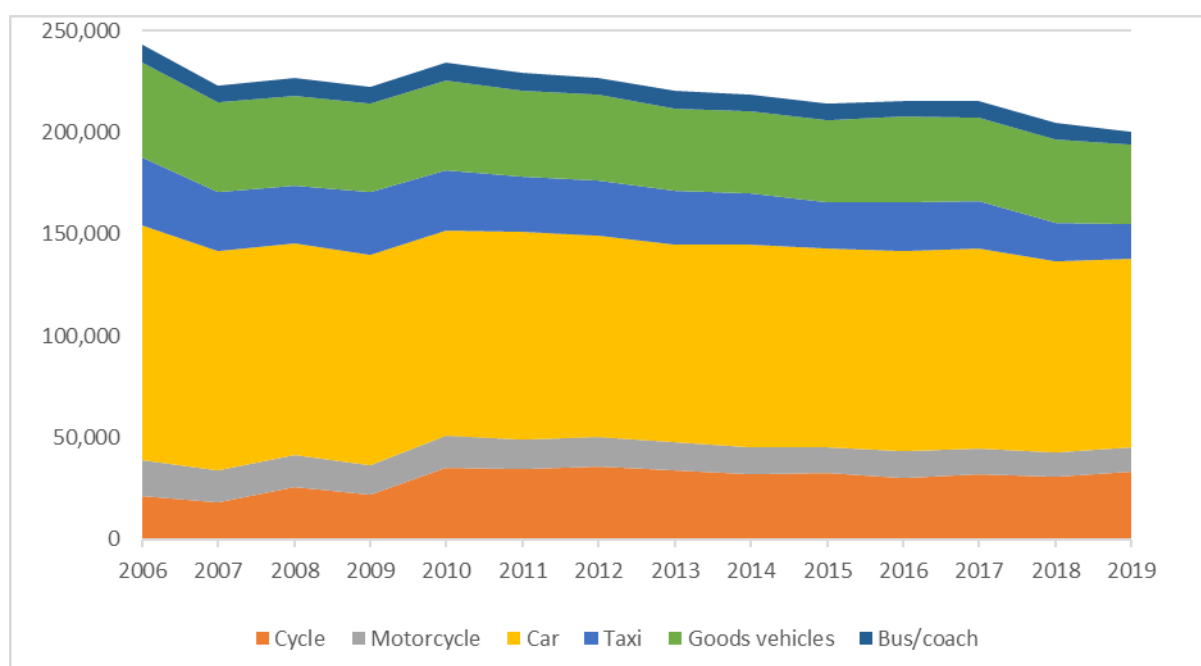
8. Transport

Proportion of the population travelling to work on foot or bicycle

OBJECTIVE	To promote sustainable transport for all and to make Camden a better place to cycle and walk around, to reduce air pollution, reliance on private cars and congestion
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	T1 Prioritising walking, cycling and public transport T2 Parking and car-free development CC1 Climate change mitigation CC4 Air quality

- 8.1. Through the policies in the Local Plan, the Council aims to prioritise sustainable transport such as walking and cycling and to minimise the use of motor vehicles to transport. There has been a considerable change in transport modes used over recent years, with a clear decrease in car usage and increase in bicycle travel.
- 8.2. During the period 2009 to 2019 cycling increased by 51 percent. During the same time, all motorised traffic has decreased, including motorcycle traffic by 15 percent, car traffic by 10 percent, taxis by 45 percent, and goods vehicles by 23 percent.

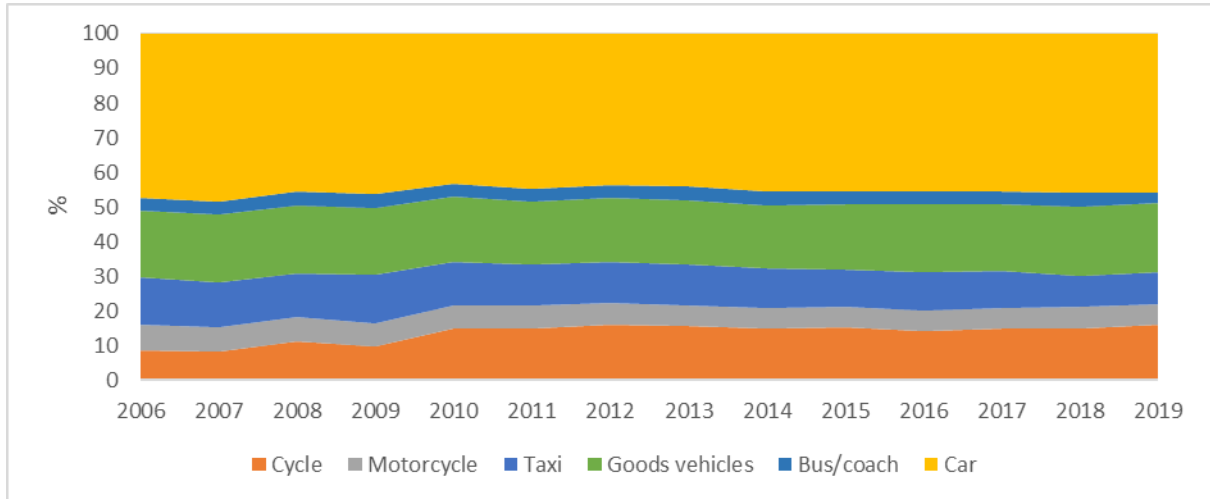
Figure 23. Transport screenlines – counts by mode



Source: Screenlines, 6 hr counts: 8.00-10.00, 12.00-14.00 and 16.00-18.00, Public Realm and Transport, LB Camden. Note: Data not collected in 2020 due to the pandemic.

- 8.3. As a proportion of overall traffic, cycling increased from 10 percent to 16 percent from 2009 to 2019. During this period, car, goods vehicles, and bus/coach traffic have remained largely static as a proportion of overall traffic, but taxi and motorcycle traffic have seen a proportional decline.

Figure 24. Transport screenlines – percentage of counts by mode

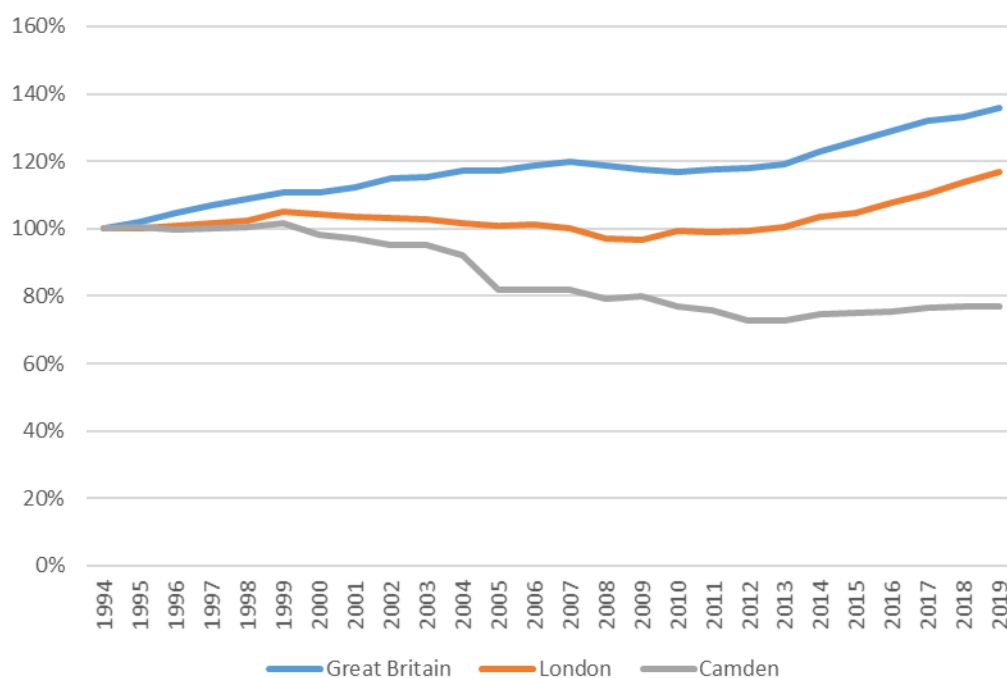


Source: Screenlines, 6 hr counts: 8.00-10.00, 12.00-14.00 and 16.00-18.00, Public Realm and Transport, LB Camden. Note: Data not collected in 2020 due to the pandemic.

Traffic flows

OBJECTIVE	To promote sustainable transport for all and to make Camden a better place to cycle and walk around, to reduce air pollution, reliance on private cars and congestion
TARGET	To reduce motor vehicle traffic
TARGET MET	Ongoing
RELATED POLICIES	T1 Prioritising walking, cycling and public transport T2 Parking and car-free development CC1 Climate change mitigation CC4 Air quality

- 8.4. Motor vehicle traffic in Camden has decreased significantly since 1994 in contrast to the trend of increasing traffic in Great Britain.
- 8.5. Over the past five years there has been a small increase in traffic in Camden, but this increase has been much smaller than that of both London and Great Britain. Despite the small increase, traffic in Camden remains 23 percent lower than in 1994.
- 8.6. Figure 25 shows the long-term trend in traffic levels from 1994. The sharp decline for Camden observed in 2004 is due to introduction of the congestion charging zone.

Figure 25. Motor vehicle traffic, percentage change from 1994 levels

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

Note: Data not collected in 2020 due to the pandemic.

Cycle parking

OBJECTIVE	To promote sustainable transport for all and to make Camden a better place to cycle and walk around, to reduce air pollution, reliance on private cars and congestion
TARGET	Increase in the total number of bicycle parking spaces agreed for new developments
TARGET MET?	Ongoing
RELATED POLICIES	T1 Prioritising walking, cycling and public transport T2 Parking and car-free development A1 Managing the impact of development CC1 Climate change mitigation CC4 Air quality

- 8.7. To promote sustainable transport options and encourage cycling in the borough, the Council will seek to ensure that new developments provide accessible, secure cycle parking facilities, exceeding minimum standards outlined within the London Plan and design requirements outlined within our supplementary planning guidance.
- 8.8. Most new cycle parking spaces will be delivered as part of new commercial and residential developments and secured from developers through the planning applications process. In 2019/20, the first year this data was collected, the Council secured 3,068 cycle parking spaces through new developments in the borough.

Table 26. Cycle parking spaces secured through development

Financial Year	Cycle parking spaces secured through development		
	Total	Visitor / Public	Long stay
2019/20	3,068	589	2479

9. Heritage

Heritage at risk

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

- 9.1. 'Heritage at Risk' is listed buildings and structures that are in a poor condition and often vacant. They need repair and if vacant need to be put to a suitable use. The nationwide register of heritage at risk is maintained and published annually by Historic England, with a separate volume published covering London only.
- 9.2. In 2019, three entries in the borough were removed from the register as a result of repairs, or buildings being brought back into use, and three were added.
- 9.3. In 2020, two entries were removed from the register as a result of repairs, or buildings being brought back into use, and two were added.
- 9.4. In 2021, three entries were removed from the register as a result of repairs, or buildings being brought back into use, and one was added.

Table 27. Buildings at Risk removed

No.	Site
Buildings at Risk removed 2019	
1245858	66, Guilford Street
1245860	67, Guilford Street WC1
1379214	Eastern coal drops at Kings Cross Goods Yard, York Way N1
Buildings at Risk removed 2020	
1379076	Railings and bollards to terraced paths, Holly Hill
1379253	The Summerhouse, Kings College, Kidderpore Avenue
Buildings at Risk removed 2021	
1379178	Fire Station Cottages, West End Lane NW6 NW6
1245849	Ladies and gentlemen's public conveniences, Guilford Place WC1
1378714	Drinking fountain in St James Gardens, Hampstead Road NW1

No.	Site
Buildings at Risk added 2019	
1000373	Fire Station Cottages, West End Lane NW6
1067389	Church of St Mary Brookfield, Dartmouth Park Road, Hampstead NW5
1245485	Church of St George the Martyr, Queen Square, Camden Town WC1
Buildings at Risk added 2020	
1378729	Wall to the south of St George's Gardens, Handel Street, WC1 WC1
1379098	Church of St Martin, Vicars Road, Gospel Oak, Camden NW5
Buildings at Risk added 2021	
1130397	Former Hampstead Police Station, Rosslyn Hill NW3 NW3

10. Basements

Basements

OBJECTIVE	Protecting and enhancing our environment
RELATED POLICIES	A5 Basements

- 10.1. While basement developments can help to make efficient use of the borough's limited land, if not adequately controlled and constructed they have the potential to harm the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.
- 10.2. Camden has a comprehensive policy framework for dealing with basement applications. This requires applicants to submit material to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity. Applicants are required to submit this information within a Basement Impact Assessment - the level of information required from applicants is commensurate with the scale and location of the scheme.
- 10.3. The 2017 Camden Local Plan included tighter parameters on the size of basements that will be accepted. Since then, there has been a general reduction in the numbers of basement applications coming forward with those approved being relatively smaller in scale and with less impact.
- 10.4. Basement schemes greater than 1 storey predominantly involve major mixed-use schemes in Central London (providing additional commercial floorspace within the basement) or large non-residential buildings elsewhere in the borough, often within sizable plots. The data below also includes construction of new lightwells, as these will require excavation and the impacts will need to be assessed.
- 10.5. When Basement Impact Assessments are submitted to the Council, they are independently verified by a specialist engineering firm. The Council has also provided comprehensive information for householders and developers/basement engineers on its website: <https://www.camden.gov.uk/basement-developments>

Table 28. Number of basement applications decided

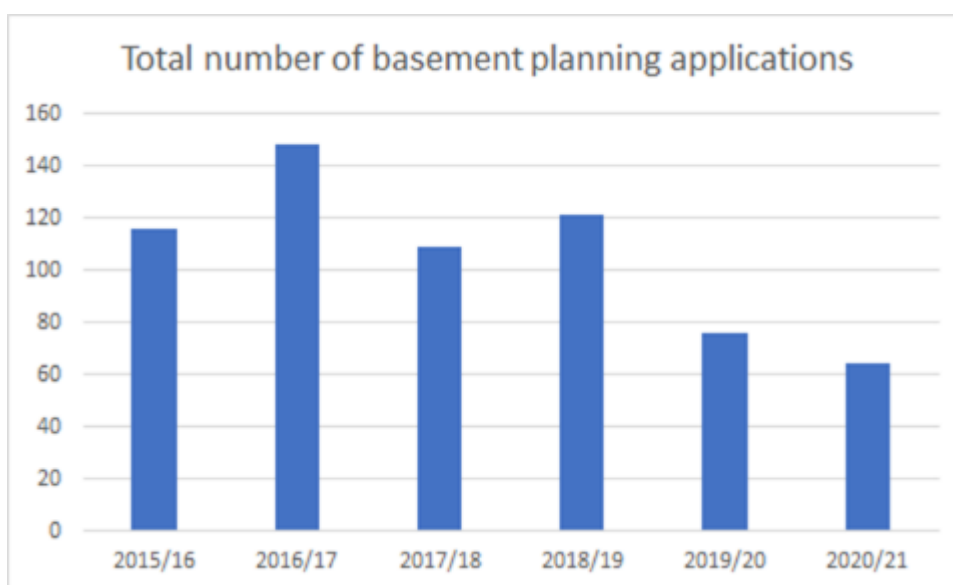
	Granted	Refused	% Granted	% Refused
2015/16	103	13	89%	11%
2016/17	132	16	89%	11%
2017/18	96	13	88%	12%
2018/19	103	18	85%	15%
2019/20	63	13	83%	17%
2020/21	47	17	73%	27%

Source: Camden Development Monitoring

Table 29. Basement schemes (detailed)

	2015/16		2016/17		2017/18		2018/19		2019/20		2020/21	
Basement schemes approved	103		132		96		103		63		47	
Basement schemes refused	13		16		13		18		13		17	
TOTAL SCHEMES	116		148		109		121		76		64	
1 storey in depth	107	92%	133	90%	103	94%	106	88%	60	79%	61	95%
> 1 storey in depth	9	8%	15	10%	6	6%	15	12%	16	21%	3	5%
Residential use	102	88%	118	80%	82	75%	81	76%	61	80%	48	75%
Other use	14	12%	30	20%	27	25%	40	24%	15	20%	16	25%
Detached	30	26%	70	47%	36	33%	42	35%	30	39%	23	36%
Semi-detached	37	32%	43	29%	30	28%	34	28%	11	24%	20	31%
Terrace	49	42%	35	24%	43	39%	45	37%	35	37%	21	33%

Source: Camden Development Monitoring

Figure 26. Total number of basement planning applications by year

Basement schemes with SUDS

OBJECTIVE	Ensuring that development incorporating excavation of basements and lightwells addresses impacts on local drainage and run-off
RELATED POLICIES	A5 Basements

- 10.6. Sustainable Urban Drainage Systems (SUDS) 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. They are intended to prevent flooding, pollution, and contamination of groundwater. However, it should be noted that schemes can include alternative design solutions, other than SUDS, to ensure adequate drainage. However, it should be noted that schemes can include alternative design solutions, other than SUDS, to ensure adequate drainage.

- 10.7. The table below shows the number of approved basement schemes which incorporated conditions for SUDS.

Table 30. Basement schemes with SUDS

Year	SUDS
2015/16	14
2016/17	22
2017/18	21
2018/19	24
2019/20	17
2020/21	14

Source: Camden Development Monitoring

11. Planning obligations (Section 106 agreements)

Section 106 financial activity

- 11.1. In 2018/19 - 2020/21 financial contributions totalling over £26 million were received by the Council through section 106 legal agreements (also known as planning obligations). Over £53 million in s106 funds was either spent or transferred to committed project budgets. Further information on s106 contributions is set out [here](#).

Table 31. Section 106 financial activity

Year	Received in year £000s	Expenditure £000s*
2014/15	£30,264	£7,420
2015/16	£31,926	£8,759
2016/17	£23,760	£27,286
2017/18	£9,985	£16,673
2018/19	£14,409	£31,137
2019/20	£9,317	£7,512
2020/21	£2,995	£14,683

Source: Community Infrastructure Levy and Section 106 Annual Reports.

*Includes spend and funds committed for specific expenditure.

12. Infrastructure

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

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

- 12.1. In the table below we provide an update on the progress of projects identified in Appendix 1 of the Camden Local Plan 2017.
- 12.2. The comments relate to the situation as of 31st March 2021.

Table 32. Local Plan Infrastructure table update

Children and Education Services		
	Early years	
1	<p>Provision of additional 545 full-time equivalent early years places (for three- and four-year-olds) to meet identified need.</p> <p>Extending the early years places to the most disadvantaged 2-year-olds.</p>	<p>In addition to the statutory childcare offer for 3- and 4-year-olds and disadvantaged two year olds, Camden Council funds a range of early years services such as health visiting, stay and play groups and targeted support such as health visiting. Declining birth rates and changes in the funding arrangements for early education have resulted in decreasing numbers of children attending both primary school run nurseries and Council maintained nurseries resulting in an oversupply of places.</p> <p>In November 2019, LB Camden's Cabinet agreed that a consultation exercise should be undertaken to gather the views of residents on changing the pattern of investment in early years services, with an increased focus on the time between conception and the age of two. The consultation which ran in early 2020 proposed a reduction in nursery places provided directly by the Council with encouragement for parents to take up places in Camden's primary school nurseries instead.</p> <p>Detailed proposals were considered by Camden's Cabinet in 2020 that proposed ending provision at four of the nine Council maintained sites with some of the associated savings used to fund additional Sure Start services. Key aspects of these proposals were:</p> <ul style="list-style-type: none"> • Expanding nursery provision at the new Edith Neville School that would enable 3-year-olds at Hampden Nursery (across the road) to take up a place at this school. Provision for 2-year-olds would remain at Hampden Nursery. • Brookfield School, Chester Road to integrate its nursery provision with that already provided at Konstam Nursery, also in Chester Road. The expansion of

		<p>nursery provision at Brookfield School is constrained by its size, whereas Konstam operates a large building with unfilled capacity.</p> <ul style="list-style-type: none"> • Undertake further engagement with parents, families and partners on options for Gospel Oak nursery at Wendling estate. This includes evaluating what education and community services might be provided from the Carlton Primary School building (due to its size it has the potential to become a community hub providing a range of services). • Cease providing nursery places at Kilburn Grange Children’s Centre. Langtry nursery is a 15-minute walk away where the number of places have been expanded and is likely to be able to accommodate children registered at Kilburn Grange.
	Primary Schools	
2	Expansion of Kingsgate School, Liddell Road (2 Form entry)	Kingsgate School NW6 provided an additional 1 Form Entry (1FE) in 2017/18 and has 1FE of unused provision. No further expansions of primary schools in Camden are currently planned owing to falling birth rates.
3	New school (2 Form entry) – King’s Cross Academy	The King’s Cross Academy opened as a 2FE school in 2015.
4	Hawley School – additional 123 places (as part of the Hawley Wharf development)	The Hawley School has expanded from Infant only and is now operational from a new site delivered as part of the Hawley Wharf Development.
5	Abacus Belsize School – expansion of provision (1 Form entry) (unconfirmed)	The Abacus Belsize School continued to operate from a temporary location at the Jubilee Waterside Centre. The school appealed Camden Council’s decision not to grant planning permission for conversion of the former Hampstead Police Station (this appeal was dismissed).
6	Redevelopment of Edith Neville School and Children’s Centre	The Edith Neville School has been rebuilt as 1FE as part of the Central Somers Town project, part of the Council’s Community Investment Programme. The school moved into its new building at the start of 2020.

7	Relocation of Maria Fidelis Lower School	The Maria Fidelis School NW1 has been rebuilt and consolidated onto the Phoenix Road site and is now fully operational.
8	Additional Primary School provision at Euston as part of mixed use development	This is an emerging project. It should be noted there is a significant surplus of primary school places in Camden.
9	Primary School improvement works	<p>This is an ongoing project. The Council reports details of funds spent through the Community Infrastructure Levy.</p> <p>During this monitoring report, a decline in school rolls has resulted in the closure of St Aloysius Roman Catholic Primary School NW1 during 2019, with places re-provided at neighbouring schools.</p> <p>The Council also confirmed the closure of Carlton Primary School in Gospel Oak as a separate entity with places re-provided at the nearby Rhyl Primary School from September 2021.</p>
	Secondary Schools	
10	Maintaining secondary school provision to meet the demand for places	There have not been significant changes in provision/capacity during the reporting period. Levels of surplus tend to fluctuate due to parental/student preference. Potential unused capacity is available at the Haverstock and Regent High Schools.
11	Site specific modernisation (including ICT improvements) and building works, including accessibility programmes	This is an ongoing project. The Council reports details of funds spent through the Community Infrastructure Levy .
	Further Education	
12	Gross demand of 1,030 places – 830 sixth form places and 195 Form Entry College and work-based learning places	We are not aware in any significant changes. Westminster Kingsway College (WKC) remains the main provider of A-Level and vocational courses for 16–18-year-olds from their King's Cross Centre in Gray's Inn Road. WKC's Alexandra Centre at Ainsworth Road offers specialist facilities for 16–25-year-olds with profound and multiple learning

		difficulties or autism. In 2018/19, WKC also continues to provide adult learning programmes.
	Adult learning	
13	281 additional adult learning places will be required to meet growth in population	<p>This is an ongoing project with various providers, including WKC (as above), City Lit and LB Camden.</p> <p>City Lit, based in Holborn, continues to provide evening, weekend and daytime courses online and face-to-face across a wide range of subject areas including art and design, history, writing, computing, massage and languages.</p> <p>LB Camden's adult learning programme includes free computer, English and Maths, family learning and health and wellbeing courses. These courses are for adults aged 19 years and over with priority given to Camden residents.</p>
Healthcare Services		
	Primary Healthcare - GPs	
14	Gross demand of 19 additional full time equivalent GPs	Overall, GP practices in Camden have a ratio of GPs to patients below the London and national average (1 GP per c.1,500 patients in Camden compared to 1,900 in London and 1,700 nationally). The NHS, working with partners, has responsibility for monitoring demographics and workforce and ensuring that services are targeted to where they are most needed.
	Other healthcare facilities	
15	Proton Beam Therapy cancer treatment facility	The UCLH facility is expected to open in late 2021.

16	New laboratory/research space for Institute of Immunity and Transplantation and patient hotel	The ' Pears Building ' is a collaboration between the Royal Free Charity, University College London and the Royal Free London NHS Foundation Trust. It brings scientists together with doctors, nurses and patients and will be involved in developing treatments for global health issues such as Covid 19, diabetes and cancer. Patients taking part in the research will be offered accommodation within the building. Construction was completed in 2020 with scientists expected to move into the Institute of Immunity and Transplantation during 2021.
17	New head and neck outpatient hospital	In 2019, the new Royal National ENT and Eastman Dental Hospitals opened to patients after relocating from Gray's Inn Road. The building on Huntley Street provides a specialist centre for the treatment of conditions relating to the head and neck, including dental, ear nose and throat (ENT), and hearing and balance.
Adult Social Care		
18	Community Resource Centre at Greenwood Place: a new day care facility providing services for people with dementia, mental health conditions and learning difficulties. It will also host the Centre for Independent Living giving advice and support for people with disabilities	The Greenwood Centre opened in Kentish Town in February 2019 and is run by Camden voluntary sector disability organisations.
19	New facility at Crogsland Road: Development of a new resource centre with provision of extra care flats for older people	Charlie Ratchford Court extra care scheme opened in late 2020. Support is provided on the basis of being tailored around the needs of residents and is intended to help people live as independently as possible. 38 flats have been provided with a shared garden, ground floor lounge and dining areas for residents.
20	Holmes Road Hostel: Redevelopment of the hostel to create 59 studio units for single homeless people	The hostel has been completed.
Leisure and community facilities		
21	Increasing capacity of sports halls: provision of new sports halls, extending	In 2020, construction works for the new King's Cross Sports Hall were completed. The indoor sports hall (on ground floor) can be used as 4 badminton courts, a basketball

	opening hours and optimising the use of existing facilities, including shared-use agreements	court, a volleyball court or a five-a-side football pitch. There will be a gym and fitness suite on the first floor.
22	Provision of a gymnastics facility: the specialist facilities at Talacre Community Sports Centre are at full capacity	No new provision has been identified.
23	Additional tennis provision: new tennis facilities are likely to be needed to support growth	No new provision has been identified.
24	Provision of new public open space and enhancement of existing spaces and their facilities: New public open space will be secured through development schemes, with priority given to deficiency areas	<p>Approximately 14,830 sqm (net) of on-site open space was secured. The majority was secured from the Camden Goods Yard scheme (approx. 11,200 sqm).</p> <p>Other key sites providing additional on-site open space are: 2-6 St Pancras Way – ‘the Ugly Brown Building’; St Pancras Commercial Centre; Eastman Dental Hospital and former Central St Martins site in Southampton Row.</p> <p>Financial contributions in lieu of on-site provision were approx. £1,550,000. Funding from the local proportion of CIL also helped to fund a variety of local greening projects.</p>
25	Improving access to nature through biodiversity enhancing measures in new development	This is an ongoing project. In 2021 the Council consulted on a new biodiversity strategy . The emerging strategy is intended to sit alongside Camden’s Climate Action Plan. A series of actions on biodiversity and a Nature Recovery Network are being developed.
26	Improvements to the quality and access of play space for children and young people	During the monitoring period, new play areas were installed as part of the HS2 replacement housing projects at Caudale, Stanhope Street; Lindale, Varndell Street and Augustus House. Refurbishment/repair works were also completed at the Kilburn Grange adventure playground; Bramber Green (Judd Street open space); the skate park at Canteloves Gardens; the trim trail at Maygrove Peace Park and at Kiln Place (Gospel Oak) as part of the CIP scheme. New equipment was also installed at Cumberland market play area.

27	Establishment of new allotments and food growing areas	During the monitoring period, new growing beds were established and communal seating provided at Pangbourne Allotments in William Road. New community food growing space was also established at Caudale (part of the HS2 replacement housing project).
28	Street trees programme – Planting of additional street trees to ensure 800 new trees are planted. New developments and public realm schemes to include trees in their design wherever possible	<p>The Council manages approximately 28,000 trees in locations such as parks, housing estates, highways and schools. Changes in tree stock are monitored annually.</p> <p>From 2018-2021, 1,208 trees were removed (note: this includes small, self-sown trees) and 1,569 were planted: a net increase of 361 trees. Of these, 455 street trees were removed and 1,054 planted: a net increase of 599 trees.</p>
29	Review of Council's library service	Camden has continued to operate 9 general libraries (Swiss Cottage, Holborn, Camden Town, Kentish Town, Pancras Square, West Hampstead, Kilburn, Highgate and Queens Crescent). There are three community run libraries: Primrose Hill, Belsize and Keats Hampstead. The Community Infrastructure Levy has contributed funding towards the running costs of libraries.
30	Community Centres: upgrading at various locations	<p>Of the projects listed in the Local Plan infrastructure table:</p> <p><u>St Pancras Community Centre:</u></p> <p>St Pancras Community Association moved into new facilities at 67 Plender Street providing space for meetings, training sessions, parties and exercise. The outdoor areas are suitable for netball, tennis, table tennis and 5 a side football.</p> <p><u>Highgate Newtown Community Centre:</u></p> <p>There are emerging plans for the Bertram Street site. Plans include a full-size sports hall, climbing wall, a space for theatre and concerts, a pottery kiln, community café, therapy school and rooftop garden. This redevelopment forms part of Camden Council's Community Investment Programme.</p> <p><u>Surma Centre:</u></p>

		<p>No project has been identified.</p> <p><u>Abbey Community Centre:</u></p> <p>This is part of Camden Council's Community Investment Programme. Phase 2 of the projects provides a new community facility and health centre. Construction is underway and works are expected to complete in 2022.</p> <p>As stated in the Local Plan, both Section 106 and the funding from the Community Infrastructure Levy are continuing to fund building improvement works and equipment for a range of community facilities in the Borough. Details can be found here.</p>
	Strategic Transport	
31	London Overground capacity improvements on North London line: 5 car trains being introduced to remove crowding	Five car trains have been introduced and prior to the pandemic, frequencies were increased.
32	London Overground the Gospel Oak to Barking line: Electrification project to allow operation of longer, electric trains	The electrification project is complete with new 4-car trains (Class 317 trains) now operating with walk-through carriages and more space for wheelchair users. They can carry approx. 700 people – double the number of the 2-car services that previously operated on this route. This line is being extended to connect with the Barking Riverside development – with services expected to commence in 2022.
33	Crossrail 1: Delivery of east-west new railway through London from Reading/Heathrow to Abbey Wood/Shenfield	<p>Renamed as the Elizabeth line.</p> <p>Parts of the route have started running but this does not include the Central section running through Camden. Services through this section are now estimated to commence in the first half of 2022. At this time, new stations/platforms at Tottenham Court Road and Farringdon are expected to open.</p>
34	Crossrail 2: Planned to relieve mainline rail terminals and crowding on London Underground lines. It would link south west and north east London	The project has been placed on hold due to TfL's financial pressures.

35	High Speed 2: New railway linking London Euston and Birmingham Curzon Street (Phase 1). Further extension to cities north of Birmingham (Phase 2)	<p>Major demolition works have taken place around Euston Station. This has included the closure and loss of St James' Gardens.</p> <p>Camden Council secured nearly 150 commitments from HS2 Ltd to address impacts of the construction process on Camden residents.</p> <p>Phase 1 of the project is scheduled to open between 2029 and 2033.</p>
36	Potential redevelopment of Euston Station: Comprehensive redevelopment of Euston railway station – potentially a component of High Speed 2 (HS2)	<p>Preparatory works have commenced for the construction of the new HS2 station. This has included the demolition works involving two large office blocks at the front of the station. The station's taxi rank facilities have been moved on an interim basis to Euston Square Gardens.</p> <p>In January 2020, Camden Council also consulted on a draft Euston Planning Brief to guide redevelopment above and around Euston station and the tracks. A partial review of the adopted Euston Area Plan is also being prepared to provide up-to-date policies for assessing planning applications in the area.</p>
37	Thameslink programme: To allow operation of up to 24 trains per hour during peak periods with longer 12 car trains, significantly enhancing capacity	<p>115 new trains have been introduced; many are 50% longer than the trains they replaced. They are air-conditioned, wheelchair accessible, provide fully accessible toilets and provide space for buggies and luggage.</p> <p>In 2018, a connection with the Great Northern/ East Coast Main Line was opened. This has allowed direct services from St Pancras International to Cambridge/ Peterborough. There are also now direct links to new destinations from this station to SE London and Kent.</p> <p>Just outside LB Camden, Farringdon Station has been expanded which on the opening of Crossrail will become a major interchange for lines connecting to north, west, south, and east London.</p>
38	Northern Line Upgrade and Extension: Increased service frequency and capacity to at least 30 trains an hour on main branches at peak periods	Works to extend the line to Nine Elms and Battersea were completed in 2020/21.
39	Piccadilly line improvements: Renewal of signalling and train fleet	A new fleet of trains on the Piccadilly line is expected to commence service in 2025.

40	Rebuilding of Tottenham Court Road Station: Provision of new ticket halls to serve the Underground and Crossrail 1. Provision of step-free access.	The new ticket hall and entrances in and around Centre Point have opened and serve the Northern and Central lines. There is now step-free access to both lines. Crossrail/Elizabeth line platforms are expected to open in 2022.
41	Improvements to Camden Town Underground Station: Station upgrade to increase capacity and provide step-free access from street to platforms	A major project to increase the capacity of Camden Town Underground station, including a second entrance, have been put on hold due to a lack of funding.
42	Capacity upgrade of Holborn Underground Station: Station upgrade to increase capacity and provide step-free access	A major project to increase the capacity of Holborn Underground station, including a second entrance, have been put on hold due to a lack of funding.
43	West Hampstead Overground station improvements: Enhanced accessibility and station facilities	A new station entrance and enlarged concourse has been provided at West Hampstead Overground station. Step-free access is available down to the platforms.
44	LU Sub-surface upgrade: New train fleets and new signalling system to allow increased service frequency on Circle, Hammersmith and City and Metropolitan Lines	This is an ongoing project . All trains have been replaced with modern stock and some signalling improvements have been implemented.
45	Night Tube: London Underground will provide nighttime running on a number of lines on Fridays and Saturdays	This service was launched in late 2016. It was temporarily closed due to the pandemic
46	Step-free access	Part-delivered. During the monitoring period, step-free facilities were introduced at Tottenham Court Road Underground station and West Hampstead Overground station. As above, capacity upgrade projects for Camden Town and Holborn Underground stations have not commenced and consequently, step-free facilities have not been introduced.

		Key stations (West Hampstead Underground station, Kentish Town National Rail station, Kentish Town Underground station and Kentish Town West London Overground station) do not have step-free access and there is currently no identified funding.
47	West End Project: Introduction of two-way traffic at Tottenham Court Road and Gower Street and public realm improvements at Euston Circus, St Giles Circus and Princes Circus	<p>In 2019, two-way operation for vehicles was introduced in Tottenham Court Road (parts of the road are now restricted to buses and cyclists only) with wider footways and safer pedestrian crossings introduced. Whitfield Gardens has been fully refurbished.</p> <p>Two-way operation beginning in Gower Street and Bloomsbury Street in early 2021. Protected cycle lanes have been introduced and buses removed.</p> <p>Works started on the construction of northbound and southbound segregated cycle lanes in Gower Street and Bloomsbury Street (with a raised kerb in several places). Footpaths have been widened.</p> <p>Camden Council published details of final plans for Princes Circus in late 2019.</p> <p>In late 2020, works commenced on creating a new public park in Alfred Place.</p> <p>West End Project website and timeline</p>
48	Holborn Improvement Project: A major scheme supporting improvements in the area delivered through Crossrail 1, In Midtown Business Improvement District and at Holborn Underground Station	<p>The plans include seeking the removal of the gyratory, reducing severance in the area and improved public realm and cycle routes along High Holborn and Theobalds Road. Restrictions on traffic movements and pedestrianisation of routes are also proposed.</p> <p>Funding for this project has been withdrawn due to the pandemic's impact on TfL's finances. The Holborn station capacity project is delayed and there is uncertainty when the removal of the gyratory can be delivered. However, smaller scale interventions to address safety, improve the public realm and greening of the area will continue to be implemented.</p>
49	Holborn and Bloomsbury Area Scheme: Urban realm and road safety improvements, reducing traffic dominance	The Council has been developing proposals for the Tavistock-Torrington corridor to provide stepped cycle lanes and footway widening. This would be accompanied by alterations to waiting and loading, greening of the public realm, new cycle parking and seating. However, funding has not yet been secured for this project.

50	Kilburn Area Scheme: Urban realm and road safety improvements, regeneration of the High Street	This is now proceeding as the Kilburn High Road Area Healthy Streets Project. Proposals include widening footways, providing new crossing points, improving seating and wayfinding and works to junctions with side roads. It will be delivered in phases as funding allows.
51	King's Cross Area Scheme: Walking, cycling and urban realm improvements. Addressing the gyratory and movements north-south across Euston Road	A project delivering improvements for cyclists on the Midland Road – Judd Street – Brunswick Square corridor has been completed. This includes a new crossing off Euston Road, providing a continuous route from Kentish Town to Bloomsbury. There have also been improvements to crossings adjacent to the Lighthouse building. The gyratory, however, has not been removed. TfL is the principal delivery body.
52	Farringdon Area Improvements: Urban realm and cycle permeability measures	These works have been completed. This has delivered new pedestrian crossings and provided protected cycle lanes in both directions along Gray's Inn Road. Improvements have been made for pedestrians and cyclists on residential streets between King's Cross and Farringdon and restrictions introduced for motor vehicle traffic.
53	Camden and Kentish Town Wider Area Scheme: Improving cycle permeability with a focus on east-west routes and extending the Royal College Street cycle route	Improvements have progressed under the Council's Safe Travel COVID response programme with various temporary/trial Safe and Healthy Streets (Low Traffic Neighbourhood) in Kentish Town and Camden Town and cycle pop up schemes. A particular focus has been streets where there are schools. Segregated pop up cycle lanes have been introduced running along Chalk Farm Road and Prince of Wales Road.
54	Borough-wide schemes: Schemes include advanced stop lines for cyclists, a borough-wide 20mph limit, pedestrian signage and wayfinding and cycle hire	These are ongoing projects. There are now 1,800 docking points for the TfL Cycle hire scheme in Camden. Further cycle hire facilities are being secured in and around development sites and stations, with funding from developer contributions. The Council has undertaken a yearlong trial with dock less electric bike operator Lime. 'Legible London' signage continues to be rolled out to assist wayfinding. The 20mph speed limit already applies to all Camden managed roads however, TfL is continuing to roll out a programme of 20mph limits on their network.
55	Cycle superhighway 11: A new cycle route from West Hampstead to Hyde Park Corner including improvements to Swiss Cottage gyratory	The cycle routes that used to be called Cycle Superhighways and Quietways are now known as Cycleways. CS11 at Swiss Cottage has been put on hold following a legal challenge.

56	Quietways: Cycle routes intended to link destinations in the Central London area with back street routes, including parks and waterways	Quietway 2 – the full 12km route connecting Bloomsbury and Walthamstow via Angel, Haggerston, London Fields and Clapton has been opened. Quietway 3 – part of the route has been delivered connecting Gladstone Park (LB Brent) with Maygrove Road (LB Camden)
57	Central London Cycle Grid: A network of quality and high volume cycle routes formed from cycle superhighways, quiet shared streets and local links	See above. Also, in 2018, Cycle Superhighway 6 was opened providing a continuous route for cyclists from Stonecutter Street (just north of Fleet Street) to King's Cross
58	King's Cross gyratory project: Transport for London led project to improve safety for road users and reduce the impact of traffic. Part of the area scheme above	As No. 51 in the table.
59	Camden Town gyratory project	Road safety measures at Britannia Junction have been implemented to improve conditions for pedestrians and cyclists
60	Bus service enhancement: Bus service enhancements where required to mitigate the impacts of growth	This is an ongoing project. More detailed are available on TfL's website .
61	Highways maintenance and improvement: Provision, improvement, replacement, operation or maintenance of highway infrastructure (including carriageways, footways, drainage and street lighting)	This is an ongoing project.
	Utilities and physical infrastructure	
62	Water supply: Every five years water companies produce Water Resources Management Plans (WRMPs) which set out the current water supply-demand balance	Thames Water published a new Water Resources Management Plan in 2019 which covers the period 2020-2100. This sets out the key interventions the company will take to secure a sustainable supply both in the short and longer term. It includes objectives to reduce annual leakage in London from 531 to 361 MI/d over the next decade and

	and use population projections to ensure that future population growth is planned for. A c25ML capacity reservoir has been commissioned at Barrow Hill to provide adequate storage capacity	increase the roll out of smart metres from 42% of households to 73% in the next decade alongside 'smarter home' visits. The Barrow Hill project at Primrose Hill is complete.
63	Wastewater: A London wide issue is the frequent discharge of storm sewage into the River Thames. The London Tideway Improvement Programme intends to address the issue through the upgrade and extension of Sewage Treatment Works, the construction of the Lee Tunnel and Thames Tideway Tunnel. The current programme of upgrades will accommodate London's growth to 2021. The Thames Tunnel is expected to be complete by 2023	Thames Water has started developing a new ' Drainage and Wastewater Management Plan ' (DWMP). It will set out future risks and pressures on the drainage and wastewater systems and identify the actions required to manage them. Excavation of the main tunnel for the Thames Tideway project passed the halfway mark in February 2020 and it is estimated the project will be completed in 2025. The Lee Tunnel – a super sewer diverting sewerage away from the River Lee has been completed. Both Beckton and Deephams Wastewater Treatment Works have received major upgrades.
64	Development of local heating networks: Development of a Combined Heat and Power network in Somers Town to heat four estates and potentially commercial buildings. Francis Crick Institute to provide heat to four estates. Priority areas for further investigation identified	The Somers Town heat network has been delivered. This involved the installation of a district heating network connecting four housing estates together with a retrofit energy centre in a basement car park. Installation of a CHP engine and thermal stores followed, thereby connecting a further housing block, community centre and school (Edith Neville) to the network. Contingency has been built into the design to ease the expansion for future planned connections.
65	Waste management: Modern waste facilities to manage North London's waste. This includes the North London Heat and Power Project – the development of an Energy Recovery Facility (ERF) for use by seven North London Boroughs including Camden	Preparatory works for this project have commenced. This has included establishing two new access roads, a construction 'laydown' site for contractors and diversion of sewers. Ground works for the Resource Recovery Facility and reuse and recycling centre have also now started. The new Energy Recovery Facility is expected to be commissioned in 2025, after which it will be able to receive up to 700,000 tonnes of non-recyclable waste a year.
66	Digital connectivity: Improved internet access through the acceleration of high-	This is an ongoing project. The Council has been facilitating 'master'/'bulk' wayleave agreements with digital service providers – this is a legal permission to run cabling and install equipment on a

	speed connectivity, including public wireless systems	<p>landowner's property. Consequently, from September 2020 Community Fibre Ltd are providing full fibre broadband services to 15,000 Camden owned properties. The Council has also signed a wayleave agreement with Hyperoptic enabling a full fibre service to 5,000 privately owned properties.</p> <p>The Mayor of London's 'Connected London' map shows the estimated coverage of broadband services across London.</p>
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Table 33. Sustainability targets, Major approved planning applications

Reporting year 2018/19

Application reference and address	Development summary	Total carbon reduction	Carbon reduction from renewables	Carbon offset as specified in legal agreement	Technologies used	BREEAM rating
2017/3206/P 246-248 Kilburn High Road NW6 2BS	Demolition of existing building on site and erection of two buildings for residential use, providing 27 new units (9 x one-bed, 13 x two-bed, 5 x three-bed).	41%	20%	£38,232	Insulation, airtightness, MVHR, triple glazing, PV	n/a
2016/3545/P Maryon House 115 - 119 Goldhurst Terrace NW6 3EY	Construction of a four storey residential building with basement to provide 11 residential units (3 x 1 bed, 6 x 2 beds and 2 x 3 beds), associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.	37%	20%	£19,728	Building fabric, low energy building services, roof PV	n/a
2016/5202/P 125 Shaftesbury Avenue WC2H 8AD	Remodelling, refurbishment and extension of existing office building (Class B1) at upper floor levels, roof level and within lightwells to provide 9,682sqm additional floorspace.	22.8%	4%	£225,450	Passive design, efficient HVAC, lighting, roofspace maximises PV	Excellent
2017/6058/P Koko 1A	Redevelopment involving change of use from offices (Class B1) and	9.4%	2.2%			Excellent

Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place NW1 7JE	erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class Sui Generis) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street (façade retained) and 74 Crowndale Road (façades retained), including enlargement of basement and sub-basement, retention of ground floor and basement of Hope & Anchor PH (Class A4), change of use at 1st and 2nd floor from pub (Class A4) to private members club (Class Sui Generis), mansard roof extension to 74 Crowndale Road, and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (Sui Generis).					
2017/5914/P 15-17 Tavistock Place WC1H 9SH	Variation of condition 2 (approved plans) attached to planning permission ref 2015/3406/P, namely to allow reduction of basement to a single storey; removal of large flue stacks; creation of a lightwell atrium and amended roof profile; internal changes to research laboratories and plant rooms; various associated external changes to fenestration, rooflights and louvres; relocation of substation and accessible parking; provision of PV panels on front roof.	37.8%	7.8%		Natural ventilation where feasible, high efficiency systems, roof solar PV	Excellent
2017/3933/P Italian Hospital 40 - 41 Queen Square WC1N 3AJ	Change of use to the existing building associated with the Great Ormond Street Hospital (GOSH), currently used as a staff nursery (D1), chapel (D1), offices (B1a) and parents' (of	23.6%	20.5%		Passive design, measures to reduce the need for	Very good

	patients) accommodation (sui generis), for use as an outpatient hospital (D1) with a resulting floor area of 3,810 sq.m.				mechanical ventilation	
2016/2094/P 150 Holborn EC1N 2NS	Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height comprising 12,862 sqm GIA office floorspace (Use Class B1), 1,480 sqm GIA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works.	18.5%	4.30%	£164,349	Solar PV	Excellent
2017/3847/P Morrisons Superstore and Petrol Filling Station Camden Goods Yard Chalk Farm Road NW1 8EH	Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace and a winter garden; Use of part ground/1st floors as a foodstore (Class A1 use. Redevelopment of the main supermarket site to include the erection of seven buildings of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace	27%	27%	£718,860	Solar pv	Excellent
2016/6599/P 41-43 Chalton Street NW1 1JD	Erection of full height rear extension at 41-43 Chalton Street frontage; Erection of 4 storey plus basement infill building, following demolition of existing single storey building at Chuchway frontage and replacement	22.98% (new build) 39.95% (refurbished parts)	18.25% (new build) 14.05% (refurbished)	£3,357	Improve and upgrade the thermal performance, energy efficient lighting, zonal	Excellent

	two storey link building to connect the Charlton Street and Churchway frontages across the site; Alterations at roof level of 41 and 43 Chalton Street to include dormer and terrace, and Installation of plant equipment at roof level; to provide additional office space (Class B1 Use Class)				thermal and lighting controls, variable speed pumps and fans, energy efficient heat recovery.	
2015/5759/P Royal Academy of Dramatic Art (RADA) 16-18 Chenies Street WC1E 7PA	Demolition of part of rear of 16 and 18 Chenies Street, alterations, extensions (including at basement level) and general refurbishment to 16-18 Chenies Street to create 300 seat Richard Attenborough Theatre, new refectory, bar and kitchen, library, exhibition space, ancillary offices, 60 bed student accommodation and custodian's flat.	45%	20%		Solar PV, and air source heat pumps	Very good or excellent
2017/1827/P 294-295 High Holborn WC1V 7JG	Erection of a 9 storey building comprising retail use (Classes A1-A3) at basement and ground floor levels, office use (Class B1) at first and second floor levels and 10 residential units (6 x 1-bed and 4 x 2-bed) (use class C3)	34.1%	20.6%	£20,687	Solar PV and air source heat pumps	Excellent
2017/4306/P Arthur Stanley House 40-50 Tottenham Street W1T 4RN	Refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class	16.5% residential, 35.8% commercial	25%		Solar PV	Excellent

	D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)).					
2016/3975/P 5-17 Haverstock Hill NW3 2BP	Demolition of existing building and erection of a part-six, part-seven storey development comprising 77 residential units (8 x studio, 18 x 1-Bed, 32 x 2-Bed and 19 x 3-Bed units) (Use Class C3) and retail (Use Class A1-A5) use at ground floor.	26.5%	20%		Solar PV	Excellent
2016/2457/P 1-3 and 4, 6 and 8 Ferdinand Place NW1 8EE	Demolition of existing buildings and erection of two new four storey plus basement buildings to provide replacement funeral directory facility at ground and basement levels of 4-8 Ferdinand Place and provision of 19x residential units (6 x 1-bed, 8 x 2-bed and 5 x 3-bed units).	30%	22%	£7,965	Solar PV	Very good
2016/1091/P 12-14 Greville Street EC1N 8SB	Demolition of existing building at No. 14 Greville Street, partial demolition of No.12-13 Greville Street involving the retention of the façade of nos.12 & 13; works to enlarge existing basement(s); erection 5-storey buildings for office (B1a), jewellery workshop (B1c) and retail use (A1).	31.4%	24%	£3,816	Solar PV and air source heat pumps	Excellent
2016/5372/P Highgate Centre and A&A Self Storage 19 - 37 Highgate Road, NW5 1JY and 19 Greenwood Place, NW5 1LB	Demolition of existing buildings (D1, B1a and B8 uses) and redevelopment of the site to provide two buildings containing a 2 storey basement (Building 1: 8 storeys and Building 2: 7 storeys) with 4,360m ² of self-storage (B8); 1,798m ² of office (B1a); 95m ² of community cafe (A3) space (all areas GIA) and 60 self-contained residential flats (C3) including 52 market units (16x1 bed, 29x2 bed,	16.68%		£106,893	Air source heat pumps and CHP	Very good

7x3 bed) and 8 social rented units (8x1 bed)					
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Reporting year 2019/20

Application reference and address	Development summary	Total carbon reduction	Carbon reduction from renewables	Carbon offset as specified in legal agreement	Technologies used	BREEAM rating
2018/6016/P 18 Vine Hill 15 - 29 Eyre Street EC1R 5DZ	Erection of an 8 storey building comprising a 153 bed hotel (Class C1) with ancillary ground floor restaurant/cafe facilities (Class A3) and 9 flats (5 x 1 bed and 4 x 3 bed) (Class C3), excavation works to enlarge the lower ground floor level and create a lift pitt, following demolition of the existing rear annex and garages at 18 Vine Hill, together with refurbishment of 18 Vine Hill and the erection of a 3 storey extension to provide additional office accommodation (Class B1(a)), hard and soft landscaping and other associated works.	37.8	23.4		CHP, solar PV panels	EXCELLENT
2019/5379/P Building S3 King's Cross Central York Way N1C 4AB	Reserved matters relating to Plot S3 within Development Zone S for the erection of an 11 storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated	37.39	28.99		Biomass boilers, CHP, KXC Energy Centre, green and brown roofs	EXCELLENT

	public realm works, as required by conditions 3, 9, 14, 16-22, 27-28, 31, 33-36, 45-46, 48- 49, 50A, 51, 56, 60, 63-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area					
2019/2879/P Eastman Dental Hospital Site and Buildings (including the Former Royal Free Hospital the Eastman Dental Clinic and the Levy Wing) at 256 Gray's Inn Road WC1X 8LD and Frances Gardner House, Wren Street, Gray's Inn Road WC1X 0HD	Partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, to create approximately 23,861sqm of medical research, outpatient facility and academic (Use Class D1) floorspace.	22	7	£104,618	CHP, Photo Voltaic, ground sourc heat pumps	OUTSTANDING
2018/3105/P Lincoln House 296 - 302 High Holborn London	Partial demolition and erection of extensions at rear, flank and roof level and rooftop plant. Change of use of ground floor Use Classes from A1, A2 and B1a uses to	21	0	£42,120		EXCELLENT

WC1V 7JH	provide 2 x A1 units and the remainder in B1a Use. Associated external alterations to the elevations. Provision of appropriate cycle parking, waste/recycling storage and other services.					
2017/5497/P 2 - 6 St Pancras Way London NW1 0TB	Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed-use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work.	38	20	£73,278	PVs, CHP, Green and Brown roofs	EXCELLENT
2019/2773/P Space House 1 Kemble Street 43-59 Kingsway WC2B 6TE	Removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; removal and replacement of the glazing to the existing enclosure of the southern external stair on Kingsway and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; facade cleaning; new landscaping and public realm works and internal alterations to both buildings in	36.79	20		Improved U-values and g-Values Improved air permeability Improved ventilation performance Improved lighting and lighting controls Improved system efficiencies	EXCELLENT

	connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis) at part ground and basement levels.					
2017/2883/P 1 Hampshire Street NW5 2TE	Redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace (Class B1) and 16 residential units (6 x 2-bed, 6 x 1-bed and 4 x 3-bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c).	35.11	20	£22,068		
2018/0910/P 20-23 Greville Street EC1N 8SS	Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.	42.6	20.09		CHP, PV, Air Source Heat Pumps	

Reporting year 2020/21

Application reference and address	Development summary	Total carbon reduction	Carbon reduction from renewables	Carbon offset as specified in legal agreement	Technologies used	BREEAM rating
2020/0034/P: Camden Goods Yard Chalk Farm Road NW1 8EH	Variation of Condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019); namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping. This application is accompanied with an addendum to the original Environmental Statement.	28%		£354	Thermally efficient building fabric supplemented with ASHPs, photovoltaics	Pass
2019/2536/P: 8-10 Southampton Row and 1 Fisher Street WC1B 4AE	Change of use of 8-10 Southampton Row from temporary Crossrail offices (B1) to hotel with ancillary bar and restaurant (C1), together with erection of an 8-storey building at 1 Fisher Street, containing 9 self-contained residential units (C3) and hotel floorspace connected to 8-10 Southampton Row (85 hotel rooms in total across the site), following demolition of part of rear façade and other internal and external alterations to 8-10 Southampton Row. Installation of associated plant, refuse and cycle storage areas.	35%	20%		Lighting efficiency & controls; reduced infiltration; systems performance; PV Panels; ASHP	
2019/5882/P: Central Somers Town	Variation of conditions 2 (approved drawings), 3 (approved documents), 15 (quantum of housing, plot 7) and 80 (cycle parking, plot 7) of planning permission	53.70%			District heat network served by CHP & gas fired boilers; efficient	

	reference 2015/2704/P dated 14/10/2016 Namely, to include amendments to architectural design, building footprint, internal layouts, quantum of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.				building fabric & services	
2018/3647/P: 7A,B,C Bayham Street NW1 0EY	Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use.	39.30%	6.80%		Building fabric; energy efficient lighting & controls; CHP; reversible ASHP for space heating; PV panels on roof	Excellent
2019/4998/P: Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park, and Land adjacent to Maitland Park Villas containing Aspen House	Variation of condition 2 (approved drawings), 6 (noise report compliance), 11 (no audible music), 17 (detailed drawings and samples), 21 (Sustainability Assessment), 22 (CMP), 31 (Efficiency and Renewable Energy Plan) and 33 (Number of residential units) of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) NAMELY to increase the number of units (from 112 to 119 units); changes to elevations, materials and design; changes to the mix, size and layout of units, modifications to the energy strategy, waste strategy, cycle parking, landscaping and access.	44%	15.60%	£1,800	ASHPs; PV Panels; Surplus electricity on-site exported back to Grid	
2019/3429/P: 17 & 25-27 Ferdinand Street NW1 8EU	Variation of condition 2 (approved plans) of planning permission 2015/0925/P dated 27/11/2015 namely to extend the approved single storey east elevation extension to 5 storeys.	49.50%		£58,716.00	Upgrading thermal elements; low U-values psi-values (and thermal bridge); reducing air	

					leakiness, building material	
2019/4280/P: Agar Grove Estate NW1	Variation of condition 60 (approved plans) 61 (Number and mix of residential units) and 6 (lifetime homes) of 2013/8088/P dated 04/08/2014 (as amended by 2020/0468/P dated 16/02/2020) , namely to allow adjustments to footprint, height, massing and external appearance of Block I and Block JKL, including revised balcony design; revised flat layouts; changes to unit type and mix; 14 additional Class C3 residential units; and associated landscaping.	64.30%	43.50%		Demand reduction; PassivHaus standard performance; Highly efficient MVHR; ASHPs; PV panels	
2020/2470/P: Lethaby Building, Former Cochrane Theatre, 12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster Central St Martins College Campus) London WC1B	Redevelopment of site including refurbishment of Lethaby Building, partial demolition, external alterations, basement excavations and extensions to existing buildings to form hotel (Use Class C1), with flexible ground floor and basement uses including retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2/C1). Bar/restaurant spaces (Use Class A3/A4) at first, and upper floor levels with associated roof terrace. Erection of standalone block comprising a cultural use (Use Class D1) at ground and first floor level with affordable residential housing (Use Class C3) above with balconies, terraces and a roof terrace. Re-instatement of former Orange Street, together with associated works.	61.30%	48.30%	£2,055,585	CHP network; communal heating & cooling; 100% water metering of all newly built property; water saving measures to reduce demand; rainwater recycling systems; grey-water recycling; SUDs; biodiverse & blue roofs; at least 50% of timber products from a FSC or PEFC source; sufficient space for recycling/composting waste within development;	Excellent
2016/5266/P: 53-55 Chalton Street	Erection of part 4 part 2 storey plus basement building, comprising 46 room	35%	20%	£14,787	ASHP; future District Heat Network	

<p>& 60 Churchway NW1 1HY</p>	<p>hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building); in association with application 2016/3174/P [70 Churchway] erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 4x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class)to allow for offsetting of residential accommodation (following demolition of existing building). REVISED DRAWINGS: The key changes are: height reduced by 1 storey, design alterations, reduction in number of bedrooms.</p>				<p>connection; PV panels</p>	
<p>2018/2316/P: Land fronting Stephenson Way (rear of 222, adj to 210 Euston Road) NW1 2DA</p>	<p>Erection of a 7-storey building plus basement for student accommodation use with 78 rooms of accommodation on the upper floors including shared amenity space at ground and sixth floor level and terrace at 6th floor level fronting Stephenson Way (Sui Generis). Retention of the vehicular easement from Stephenson Way to the rear of 222 Euston Road.</p>	<p>44%</p>	<p>43%</p>		<p>Low external element u-values with green roof; low air permeability; natural ventilation to bedrooms; low energy LED lighting & controls; low energy bathroom ventilation system dMEV w/ trickle ventilation; ASHP; PV panels</p>	<p>Excellent</p>
<p>2020/2486/P: Land surrounding Snowman House and Casterbridge Belsize Road Camden NW6 4DP</p>	<p>Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking</p>	<p>37.26%</p>	<p>17.88%</p>		<p>Building fabric; Low energy lighting & automated controls; high efficiency pumps; intelligent buildings controls; ASHPs, PV panels</p>	<p>Excellent</p>

2020/3116/P: Camden Goods Yard Morrisons Superstore and Petrol Filling Station Chalk Farm Road London NW1 8EH	Variation of Conditions 3 (approved drawings) and 73 (number and mix of residential units) of planning permission 2020/0034/P dated 05/05/2020 which varied condition 4 (approved drawings) of planning permission 2017/3847/P dated 15/06/2018 (as amended by 2020/2786/P dated 09/07/2020, 2019/6301/P dated 24/12/2019, 2019/0153/P dated 06/02/2019 and 2019/2962/P dated 04/07/2019) for redevelopment of the petrol filling station site and main supermarket site; namely for: additional storeys across buildings A, B, C and F creating 71 additional residential units (52 market, 19 affordable) (Class C3) and associated elevational changes; relocation of concierge to Block A; and alterations to basement and landscaping. This application is accompanied by an addendum to the original Environmental Statement.	40%	27%	£696,000	ASHPs; future connection to area wide DHN; PV panels	
2019/3138/P: 115-119 Camden High Street London NW1 7JS	Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.	47%	36%	£2,397	ASHPs; fabric efficiency; passive design e.g. solar shading, glazing ratio, thermal insulation; energy efficient services for domestic hot water, lighting & ventilation,	Excellent
2019/4201/P: St Pancras Commercial Centre 63 Pratt Street NW1 0BY	Demolition of existing buildings (Class B1c/B8); erection of 3x buildings ranging in height from 5 to 7 storeys above ground and a single basement level comprising a mixed use development of light industrial floorspace (Class B1c/B8), office	41.07%	25.08%		Building fabric; connection to district networks; highly efficient mechanical ventilation; energy efficient light	Excellent

	<p>floorspace (Class B1), 33x self-contained dwellings (Class C3), flexible retail floorspace (Class A1/A3); associated access and servicing, public realm, landscaping, vehicular and cycle parking, bin storage and other ancillary and associated works</p>				<p>fittings/controls; ASHPs; highly efficient electric heaters; PV panels; solar thermal panels</p>	
<p>2020/0728/P: 70-86 Royal College Street NW1 0TH</p>	<p>Demolition of existing buildings (Class B2); erection of 5 storey building (plus rooftop pavilions/plant and basement) to provide a mixed Class C2/D1 healthcare facility (Sui Generis).</p>	36%	35%		<p>Passive measures; ASHPs, PV array</p>	Excellent

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