

London Borough of Camden Local Development Scheme



February 2020

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1 Introduction

- 1.1 The development plan is at the heart of the planning system and the starting point for planning decisions. There is a requirement set in law that planning decisions must be taken in line with the development plan unless 'material considerations' indicate otherwise. The plan sets out a vision and a framework for future development and growth in Camden, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. The development plan is a key tool in delivering the vision and priorities set out in Camden 2025 and the Our Camden Plan. As such, it is essential that planning policy documents are in place and kept up to date.
- 1.2 This **Local Development Scheme (LDS)** provides information on the documents that the Council intends to produce to form its development plan and sets out the anticipated timetable and programme for their production. It is the starting point for residents and other stakeholders to find out what planning policies relate to their area and how these will be reviewed.
- 1.3 This LDS covers a three year period from February 2020 to February 2023 and replaces all previous versions of the LDS.
- 1.4 Since the Council's previous LDS came into effect in March 2019 the Council has made progress in preparing plan documents such as the North London Waste Plan and the Site Allocations Local Plan.
- 1.5 Dartmouth Park Neighbourhood Forum have progressed their Neighbourhood Plan, which the Council expects to adopt in March 2020.

2 Camden's existing planning policy framework

- 2.1 Camden existing development plan is currently made up of the following adopted documents:
 - London Plan ¹
 - Camden Local Plan - adopted 2017
 - Site Allocations - adopted 2013
 - Fitzrovia Area Action Plan - adopted 2014
 - Euston Area Plan - adopted 2015

¹ The London Plan is the statutory spatial development strategy for the Greater London area. The Mayor of London is currently preparing a New London Plan which has undergone an examination in public. The Mayor anticipates the Plan will be adopted in Spring 2020. It will then replace the 2016 version of the Plan.

- Fortune Green and West Hampstead Neighbourhood Plan - adopted 2015
- Kentish Town Neighbourhood Plan - adopted 2016
- Highgate Neighbourhood Plan - adopted 2017
- Hampstead Neighbourhood Plan - adopted 2018

2.2 These documents have been prepared in accordance with statutory processes, which includes a public examination held by a government-appointed Planning Inspector or, in the case of neighbourhood plans, examination by an independent examiner.

2.3 Supplementary planning documents (SPD) provide further information and guidance on the operation of the Council's planning policies. They are subject to public consultation and can be given substantial weight in planning decisions, but they are not subject to testing at an independent examination and therefore do not have the same weight in planning decisions as local plan documents or the Mayor's London Plan. However, they have a valuable role in ensuring the successful implementation of local plan policies and the delivery of Council priorities. A list of Camden's adopted and emerging SPDs can be found in Appendix 2.

2.4 The Council's Statement of Community Involvement 2016 (SCI) sets out how we will involve local people, local businesses and other key organisations and stakeholders in the preparation, alteration and review of our planning documents and in planning decisions. The production of the Council's planning documents should be in accordance with the SCI.

3 Camden's future planning policy framework

3.1 The planning policy documents that the Council intends to prepare during the period covered by this Local Development Scheme are:

- North London Waste Plan
- Site Allocations Local Plan
- Euston Area Plan

3.2 In addition, we will undertake an assessment of policies Camden Local Plan to establish if and when the plan need to be reviewed and updated.

3.3 Document profiles for adopted and future plan documents are set out in Appendix 1.

Neighbourhood plans

3.3 Local communities have the power to influence the future of the places they live by preparing neighbourhood plans. Neighbourhood plans are led and prepared by the community, not the Council, although the Council has a statutory role to provide advice and support to those producing a plan. When neighbourhood plans are passed by an independent examiner and at a local referendum, the Council must adopt them a part of its planning framework and

take them into account when it makes decisions on planning applications in the area, alongside its own adopted plans and the Mayor's London Plan.

- 3.2 As neighbourhood plans are not prepared by the Council and their timetables are dependent on the progress made by the community, we have not included them in the list of documents in this LDS. Approved neighbourhood forums and areas, and the dates neighbourhood plans were adopted are set out in Table 1. Forum designations remain valid for five years; after this point Forums must reapply to the Council. Information on current neighbourhood planning consultations (including forum/area designations and emerging plans) can be found on the Council's webpage:
www.camden.gov.uk/neighbourhoodplanning

Table 1: List of approved neighbourhood forums, areas and adopted plans

Name of forum/area	Original designation	Forum redesignation	Neighbourhood Plan adoption date
Camley Street	February 2014	May 2019	
Church Row and Perrins Walk	September 2014	-	
Dartmouth Park	October 2013	December 2018	
Drummond Street	May 2019	-	
Fitzrovia East (area only)	April 2014	N/A	
Fortune Green & West Hampstead	May 2013	April 2019	16 September 2015
Hampstead	October 2014	October 2019	18 October 2018
Highgate	December 2012	March 2018	11 September 2017
Kentish Town	April 2013	June 2018	19 September 2016
Kilburn	June 2016	-	
Mount Pleasant	February 2016	-	
Redington and Frogna	September 2014	October 2019	
Somers Town	June 2013	-	

4 Monitoring and review

- 4.1 The Council produces an Authority Monitoring Report, which monitors the implementation of policies within the adopted Development Plan documents that we have prepared. It also monitors progress of the work set out in this Local Development Scheme.
- 4.2 The Local Development Scheme will be updated or reviewed where the need to do so is identified.

Appendix 1 – Local Plan Document Profiles

Camden Local Plan
Background / document purpose
<p>The Camden Local Plan was adopted by the Council in July 2017. The Local Plan is the key strategic document in Camden’s development plan. It provides the basis (with other statutory development plan documents) for the Council’s planning decisions and sets the framework for future development in the borough allowing the Council to manage Camden’s growth to enable the delivery of its priorities and meet the needs of residents and businesses.</p> <p>Following the publication of an updated National Planning Policy Framework in 2018, the Council undertook a conformity check of policies within the adopted Local Plan. This check concluded that the policies were in general conformity with the revised NPPF and could continue to be attributed full weight in terms of decision making.</p> <p>There is a legal requirement for all policies in local plans and spatial development strategies to be reviewed at least once every five years to assess whether they need updating, and to then update them as necessary. The assessment should include consideration of changes to local circumstances and national policy. .</p>
Status
Adopted – full weight in planning decisions.
Area covered
Whole borough
Indicative timetable
The Council anticipates undertaking an assessment of the Local Plan in late 2020 early 2021 and undertake a review of the Plan if considered necessary. .

North London Waste Plan

Background / document purpose

The North London Waste Plan sets out policies for matters relating to waste and identifies sites for waste facilities within North London. It is being prepared jointly by the seven North London boroughs (Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest).

Status

Emerging policy document – some weight in planning decisions.

The North London Waste Plan is currently undergoing public examination (as at February 2020) - see below.

Area covered

London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

Produced by

London boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.

Indicative timetable

Initial preparation/consultation	Spring 2013
Consultation on Draft Plan	Summer 2015
Consultation on the Proposed Submission Plan	Spring 2019
Submission to the Secretary of State	Summer 2019
Independent hearing	Autumn 2019
Consultation on draft modifications	Spring 2020
Inspector's report	Summer 2020
Adoption by each of the boroughs	Autumn / Winter 2020/21

Additional Information

Consultation on the emerging Plan accords with statutory procedures and the NLWP Consultation and Duty to Co-operate Protocols which incorporates the seven boroughs' Statements of Community Involvement.

Site Allocations Local Plan

Background / document purpose

The current Camden Site Allocations Plan was adopted by the Council in September 2013. It set out the Council's objectives and guidance for development of land and buildings on 43 sites across Camden.

The Council is now reviewing and updating the document. The updated Site Allocations Local Plan (SALP) will help the Council meet the aims and ambitions of the 2017 Camden Local Plan and Camden 2025 by setting out guidelines on land uses, design and infrastructure provision for key sites. An indicative timetable for the review is set out below.

Status

The adopted 2013 Site Allocations Plan currently has full weight in planning decisions.

Although the new Site Allocations Local Plan will not form part of the development plan until it is adopted, it will form a material consideration in planning decisions during its preparation. The weight to be given to an emerging plan is a matter for the Council as decision maker, with plans gaining more weight as they progress through the process towards adoption.

Area covered

Whole borough

Indicative timetable

Initial preparation	Winter 2017 – Spring 2019
Consultation on Draft Site Allocations Local Plan	Early 2020
Consultation on the Submission Draft	Autumn 2020
Submission to the Secretary of State	Winter 2020/21
Examination hearings	Winter 2020/21 Spring 2021
Inspector's report	Summer / Autumn 2021
Adoption	Autumn 2021 Winter 2021/2022

Euston Area Plan

Background / document purpose

The Euston Area Plan (EAP) was adopted by Camden in January 2015. The EAP is a long term planning framework to guide transformational change in Euston. It is focused around the redevelopment of Euston Station and seeks to spread regeneration potential to benefit the local community and London as whole. The plan was prepared jointly between Camden Council, the Greater London Authority (GLA) and Transport for London (TfL) to guide development up until 2031. Preparing the plan jointly helped to ensure the strategic and local issues for the Euston area are planned in a coordinated way and balanced with community aspirations.

The Council has undertaken an assessment of the Euston Area Plan in discussion with the GLA and established that there should be a partial update to the Plan to reflect changing circumstances and to ensure that policies and evidence are robust, reflecting the current situation, and up-to-date information and opportunities.

Status

The adopted Euston Area Plan 2015 currently has full weight in planning decisions. Although the new Euston Area Plan will not form part of the development plan until it is adopted, it will form a material consideration in planning decisions during its preparation. The weight to be given to an emerging plan is a matter for the Council as decision maker, with plans gaining more weight as they progress through the process towards adoption.

Area covered

Euston

Produced by

London Borough of Camden in conjunction with the Greater London Authority (GLA) and Transport for London (TfL).

Indicative timetable

Initial preparation	Winter 2019 – Summer 2020
Consultation on Euston Action Plan	Autumn 2020
Consultation on the Submission Draft	Spring 2021
Submission to the Secretary of State	Summer 2021
Independent examination – hearing sessions	Autumn 2021
Inspector's report	Winter 2021/22
Adoption	Spring 2022

Fitzrovia Area Action Plan

Background / document purpose

The Fitzrovia Area Action Plan (AAP) was adopted by Camden in March 2014. The purpose of this AAP is to help to shape the future of Fitzrovia and the western part of Bloomsbury by:

- Developing a vision for the area;
- Ensuring that growth in residential, institutional and commercial uses delivers maximum benefits to the area; and
- Coordinating development proposals across a number of significant sites

There is a legal requirement for all policies in local plans and spatial development strategies to be reviewed at least once every five years to assess whether they need updating, and to then update them as necessary². The assessment should include consideration of changes to local circumstances and national policy.

The Council has undertaken a review of the Fitzrovia AAP and considers that the Land Use Principles, Character Areas and Urban Design Principles within the Plan remain sound and consistent with borough and national policy, and therefore do not need to be updated. The Council intends to review, update and replace policies and guidance relating to specific opportunity sites as part of ongoing work on the emerging Site Allocations Local Plan.

Status

The adopted Fitzrovia Area Action Plan currently has full weight in planning decisions.

As mentioned above, policies and guidance relating to opportunity sites will be updated through, and ultimately superseded by, the new Site Allocations Local Plan. Although the new Site Allocations Local Plan will not form part of Camden's development plan until it is adopted, it will form a material consideration in planning decisions during its preparation, with weight increasing as it progresses through the process towards adoption. The weight to be given to an emerging plan is a matter for the Council as decision maker.

Area covered

Fitzrovia and the western part of Bloomsbury

Indicative timetable

N/A

² (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012)

Appendix 2 – Supplementary Planning Documents

Camden Planning Guidance

Background / document purpose

Camden Planning Guidance (CPG) is a set of documents that provide further detail to support the implementation of the Council's adopted planning policies. The Council updated the documents following the adoption of the Camden Local Plan to ensure that they reflect, and provide clear guidance on the implementation of, the policies in the Plan and take into account changes to national planning policy and legislation.

Adopted documents

Access for all CPG	March 2019
Air quality CPG	March 2019
Altering and extending your home CPG	March 2019
Artworks, statues and memorials CPG	March 2019
Basements CPG	March 2018
Biodiversity CPG	March 2018
Community uses, leisure facilities and pubs CPG	March 2018
Design CPG	March 2019
Developer contributions CPG	March 2019
Digital infrastructure CPG	March 2018
Employment sites and business premises CPG	March 2018
Energy efficiency and adaptation CPG	March 2019
Housing CPG (as amended)	May 2016
Housing CPG – Interim	March 2019
Planning for health and wellbeing CPG	March 2018
Public open space CPG	March 2018
Student housing CPG	March 2019
Town centres CPG	March 2018
Transport CPG	March 2019

Trees CPG	March 2019
Water and Flooding CPG	March 2019
Emerging documents	
<p>The Council intends to update / review the following Camden Planning Guidance documents to ensure they are up-to-date and effective:</p> <ul style="list-style-type: none">• Altering and extending your home CPG• Design CPG – focussed review of the design excellence section.• Housing CPG – focussed review of guidance on financial viability, off-site delivery of affordable housing, payment in lieu rates for affordable housing and housing in mixed-use schemes, and housing for older people.• Other CPGs as necessary to reflect any key changes in the new London Plan or national legislation.	

Planning Frameworks and Briefs

Background/document purpose

Planning frameworks and briefs provide guidance for specific sites and areas of Camden where we expect growth and development to happen. They provide place-specific guidance to ensure the development of key sites meets the Council's aspirations in terms of land uses, design and infrastructure provision, securing the benefits of growth for Camden and its residents. They are an important consideration when the Council assesses planning applications.

We are currently in the process of preparing a series of new planning frameworks/briefs to be consulted upon and/or adopted over the next three years. These are listed below.

Further information on these can be found on the Council website :

<https://www.camden.gov.uk/planning-frameworks-and-briefs1:>

Adopted documents

Camden Goods Yard Planning Framework SPD	July 2017
Mount Pleasant SPD	February 2012
King's Cross Opportunity Area Planning & Development Brief	January 2004

Documents are to be prepared for the following areas

Canalside to Camley Street SPD
Euston Station Area Planning Brief
Gospel Oak and Haverstock area
Holborn Vision and Urban Strategy SPD
Kentish Town Planning Framework SPD
O2 Centre and adjacent sites informal planning guidance

Historic planning frameworks/briefs that are not listed in this LDS have been withdrawn. These documents have either having been superseded through other planning documents, relate to sites which have now been fully developed, or due to the date of their adoption are no longer considered relevant or up-to date and as such, will no longer be given weight in decision making.

Conservation Area Appraisals and Management Plans

Purpose/Content	
<p>Conservation area appraisals and management strategies define the special character of conservation areas and set out the Council's approach to their preservation and enhancement. They help guide the Council in decisions on alterations and developments in designated conservation areas.</p> <p>We are currently in the process of reviewing and updating some of our conservation area appraisals. The areas we are intending to review within the next three years are indicated below with an *.</p>	
Adopted documents	
Alexandra Road Estate	June 2005
Bartholomew Estate	June 2005
Belsize	November 2002
Bloomsbury	April 2011
Camden Broadway	February 2009
Camden Square	March 2011
Camden Town*	October 2007
Charlotte Street	July 2008
Dartmouth Park	January 2009
Denmark Street	March 2010
Elsworthy	July 2009
Eton	November 2002
Fitzjohns and Netherhall*	February 2001
Fitzroy Square	March 2010
Hampstead*	October 2001
Hanway Street	March 2011
Harmood Street	September 2005
Hatton Garden	September 2017
Highgate	October 2007

Holly Lodge Estate	December 2012
Inkerman	October 2001
Kelly Street	March 2011
Kentish Town	March 2011
Kings Cross / St. Pancras	December 2003
Kingsway	June 2005
Jeffreys Street	November 2002
Mansfield	December 2008
Park Hill and Upper Park	July 2011
Priory Road	June 2005
Primrose Hill*	June 2005
Redington / Frognal*	January 2003
Rochester	December 2001
Regent's Canal	September 2008
Regent's Park	July 2011
Seven Dials Estate	June 2005
South Hampstead (formerly Swiss Cottage)	February 2011
South Hill Park Estate	January 2001
St. John's Wood	July 2009
West End Green	February 2011
West Kentish Town	September 2005