



**London Borough of Camden
Site Allocations Plan**

Schedule of Proposed Main Modifications

The modifications outlined below are expressed in the form of ~~striketrough~~ for deleted text and red text for additions.

Ref	Page	Section	Modification	Reason
Section 1: Introduction				
MOD 1	5	Introduction	<p><u>National Planning Policy Framework</u></p> <p><u>The Government published the new National Planning Policy Framework (NPPF) in March 2012. The NPPF replaces the majority of previously published Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) which made up national policy.</u></p> <p><u>The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development, including the presumption in favour of sustainable development.</u></p> <p><u>This means that when considering development proposals relating to this plan the Council will take a positive approach that reflects the presumption contained in the NPPF. It will always work proactively with applicants to jointly find solutions, which mean that proposals can be approved, wherever possible, to secure development that improves economic, social and environmental conditions in Camden.</u></p> <p><u>Planning applications that accord with up-to-date land use, design and development principles in this Plan (and with the up-to-date policies in the Camden Core Strategy, Camden Development Policies and, where relevant, any neighbourhood plans) will be approved without delay and applications that conflict will be refused, unless material considerations indicate otherwise.</u></p>	To ensure consistency with the NPPF.

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			<p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <p><u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></p> <p><u>Specific policies in the NPPF indicate that development should be restricted.</u></p>	
MOD 2	13	Site Allocations	<p>In line with the Core Strategy the Council will be seeking to identify sufficient and appropriate provision for gypsies and travellers. The Core Strategy includes planning policy to protect existing sites and against which new site provision will be determined.</p> <p>In line with the new approaches outlined through changing Government guidance and the London Plan, the Council has recognised and identified a specific local need for extra provision (as opposed to being a target driven response) and has obtained funding from the Homes and Communities Agency to support such provision.</p> <p>No specific sites have been identified at this time and this will involve additional time and work in carrying out consultation and identifying potential sites or alternative solutions to meet identified local needs. Gypsy and Traveller site allocations are therefore not the subject of this current DPD. The Council intends to bring forward sites either through obtaining planning permission and funding schemes or through future review of relevant plans. Additional policy may need to be produced to support the intended provision that emerges in the future.</p> <p><u>Camden's Housing Strategy (2011-2016) identifies a short term need to tackle overcrowding on an existing site and a longer term need for up to ten additional</u></p>	To ensure consistency with the Planning Policy for Travellers Sites.

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			<p><u>pitches. Whilst no specific sites have been identified at this time, work is on-going on a collaborative basis to continue to address the needs of the local Gypsy and Traveller community over the Plan period, in line with the requirements of the Planning Policy for Traveller Sites (PPTS). An up to date needs assessment will be undertaken during 2013.</u></p> <p><u>Subject to this assessment, it may be necessary to review this document to support intended provision that emerges in future.</u></p>	
Section 2: Kings Cross Area				
MOD 3	21	Site 2: Camden Town Hall Extension, Euston Road/Argyle Street	<p>New development will need to both be sensitive and respond positively to this changing context as well as the existing context, which also contains <u>Grade I listed buildings opposite</u>, listed terraces, residential streets and a school to the rear.</p> <p><u>New development is likely to be acceptable where it (amongst other design considerations):</u></p> <ul style="list-style-type: none"> - <u>successfully integrates itself with the surrounding townscape and respects the built form and historic context of the immediate area</u> - <u>respects and appreciably improves the setting of, and relationship with, the adjacent Town Hall</u> - <u>is appreciably sensitive and respectful in scale and form to its relationship with the important landmark of St Pancras Chambers, and its wider setting</u> - <u>positively contributes to improving pedestrian permeability and accessibility</u> - <u>positively responds to, and respects the context of ,its surroundings including</u> 	Further to discussions at the Examination Hearings and to give additional guidance.

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			<p><u>public spaces , residential amenity, and the adjacent school</u></p> <ul style="list-style-type: none"> - <u>positively responds to and respects the context of its surroundings including the scale and form; building ,roof and sky lines; and appropriate architectural characteristics of surrounding buildings;</u> - <u>redresses the design, scale and massing shortcomings of the existing building and appreciably improves on the streetscape, particularly at street level</u> - <u>respects and enhances existing important views ,or assists in revealing new views, of the important landmark of St Pancras Chambers and its towers and spire</u> <p><u>In view of these constraints and considerations a tall building is likely to be unacceptable in this location.”</u></p>	
MOD 4	27-28	Site 5: Midland Road site - land to rear of British Library	<p>Development that meets the future operational needs of the British Library and/or a mix of uses including other complementary Central London <u>uses which could include offices, culture, tourism, leisure ,</u> housing and community use</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • <u>Realise the full potential of the site reflecting its location in Central London with excellent public transport accessibility and proximity to national and international rail routes and the King’s Cross Central development</u> • <u>Take a comprehensive approach to ensure that development is integrated and compatible with the vision for the whole site and the adjoining Francis Crick Institute site.</u> • <u>Achieve high architectural, urban and environmental design standards appropriate to the site’s context and particularly in its relationship with St Pancras station, residential properties and existing open space</u> • <u>Fully appreciate and respond to the special character and appearance of the King’s Cross/St Pancras conservation area , the setting of the Grade I listed</u> 	Further to discussions at the Examination Hearings and to ensure consistency with Local Plan policies.

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			<p>St Pancras station and Grade II listed Levita House and Chamberlain House</p> <ul style="list-style-type: none"> • Design access and servicing requirements to minimise the impacts on local residents and in a manner which does not compromise the quality of public routes and spaces • Be well integrated with the surrounding area with the provision of logical pedestrian routes that improve links through the site and connect with surrounding neighbourhoods, transport interchanges and destinations • Actively engage with adjoining streets (particularly along Midland Road) with active ground floor uses and transparent façades at street level for visual interest • Create and support enhanced walking routes around the site between transport interchanges and other destinations in all directions • Include new community facilities and/or support community access to existing and new facilities • Provide on site open space and facilitate improvements to nearby open spaces and routes • Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. • Where relevant take account of key objectives set out in the adopted planning brief 	
MOD 5	29	Site 5: Midland Road site - land to rear of British Library	<p>Appropriate uses on this site may<u>would</u> include a range of uses integrating the cultural and educational role of the British Library with a range of other educational/research, cultural, commercial, tourism, leisure, community and residential uses. An exception to the mixed use policy and the <u>general</u> requirement to include housing will only be made if it is justified that the site is needed for<u>proposed development supports</u> the specific purposes of enhancing facilities and expansion of the British Library. and/or <u>This will be considered</u> in line with policy DP1, for example <u>taking into account relevant criteria such as the operational requirements of this specialised use,</u> if development is being publicly</p>	Further to discussions at the Examination Hearings, to provide additional guidance on acceptable future uses for

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			<p><u>funded and is needed to support and accommodate this nationally important facility. This could include the provision of interim uses, to enable the phased expansion of the British Library, by generating income through interim facilities which are capable of conversion to library facilities in the future. The nature and duration of interim uses will be established through appropriate design and use of conditions and/or planning obligations to ensure they support future aspirations.</u></p> <p><u>If development is proposed that does not support the objectives and operational needs of the British Library and any surplus land is released and becomes available for alternative uses, housing would be the preferred use in line with mixed use policy.</u></p>	the site
MOD 6	56-57	Site 13: Drummond Crescent (Euston Traffic Garage)	<p>A mixed use <u>residential-led</u> development including flexible employment floorspace, <u>housing (C3) including</u> permanent residential (including affordable housing), and/or <u>employment and/or</u> community uses (including school use)</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • <u>Support active frontages to Drummond Crescent</u> • Minimise overshadowing and overlooking of the school playground to the rear • Achieve a design which minimises the potential for noise disturbance to any new residential accommodation from the school to the rear • Be of a scale compatible with the flats on the opposite site of Drummond Crescent • Contribute towards improving east-west routes between Kings Cross and Euston • Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible • Take account of the key objectives of the adopted planning framework as far 	Further to discussions at the Examination Hearings, to provide additional guidance.

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			as they remain relevant	
MOD 7	57	Site 13: Drummond Crescent (Euston Traffic Garage)	<p>Policy DP13 indicates that planning permission will be granted for mixed uses on employment sites where it can be demonstrated that the site is no longer suitable for its current business use and there is evidence that the possibility of reusing or redeveloping the site for similar or alternative business use has been fully explored over an appropriate period of time. Where the loss of employment space is justified new schemes should provide a substantial <u>optimise the potential of sites for</u> residential component given the approach of policies DP2 and DP3 to make full use of Camden's capacity to provide housing and particularly affordable housing. <u>Policy DP13 will be balanced against the wider strategic aims of the Core Strategy, and how the development of this site can help deliver those aims. This includes the location of the site within a highly accessible Central London location, and the fact that housing is the priority land use within the Core Strategy (para 1.8).</u></p>	Further to discussions at the Examination Hearings, to provide additional guidance.
MOD 8	57	Site 13: Drummond Crescent (Euston Traffic Garage)	<p>The site has been used by the Metropolitan police as a vehicle maintenance depot by the police for a number of years. The Metropolitan Police Authority has advised that the property may become available for redevelopment in the medium term in conjunction with the potential restructuring of service delivery and property. This is subject to identifying alternative accommodation.</p> <p><u>The Council supports important service providers in delivering estate strategies which support service delivery and investment in improving other public facilities. This building, whilst used by the police, is not used for public facing services and its loss could be justifiable to support reprovion in an alternative location and investment in policing services and community safety. Alternative use for residential development will be supported, as would community use or other compatible uses as part of a mixed use scheme.</u></p>	Further to discussions at the Examination Hearings, to provide additional guidance.

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MOD 9	57	Site 13: Drummond Crescent (Euston Traffic Garage)	<p>However, to address the issue of loss of employment use, other business and community uses (e.g. education) may be appropriate as part of a mix of uses on the site. There appears to be some scope to extend the building beyond its current envelope, but any proposal would need to demonstrate that it is acceptable having regard to the amenities of surrounding occupiers and the surrounding townscape, including the school behind. <u>If redevelopment is proposed, intensification of development on site could bring opportunities for the provision of new housing, including affordable housing, which is the preferred use. Student housing may be an acceptable component of a mixed use scheme subject to relevant criteria (Policy DP9). A new built form would support active frontages to Drummond Crescent supporting other compatible uses such as business space or community use, particularly at street level.</u></p>	Further to discussions at the Examination Hearings, to provide additional guidance.
MOD 10	60-61	Site 15: Goldsmith's House and adjoining land, Cumberland Market Estate, Park Village East/Augustu s Street	<p>Provision of permanent (Class C3) residential development, including affordable housing, if it can be demonstrated that it is no longer appropriate to provide a hostel on the site; re-provision and expansion of <u>existing</u> community hall and publicly accessible open space.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • <u>Optimise the potential of the site for residential development</u> • Improve or replace the existing hostel or, if the loss of the existing hostel accommodation can be justified, provide either an equivalent amount of accommodation for other vulnerable groups with a recognised social need or permanent (Class C3) residential development (including affordable housing). • Provide Class C3 housing, including affordable housing in addition to any provided to replace a loss of the existing hostel. 	To provide greater clarity within the allocation and to ensure consistency with the NPPF and the London Plan.

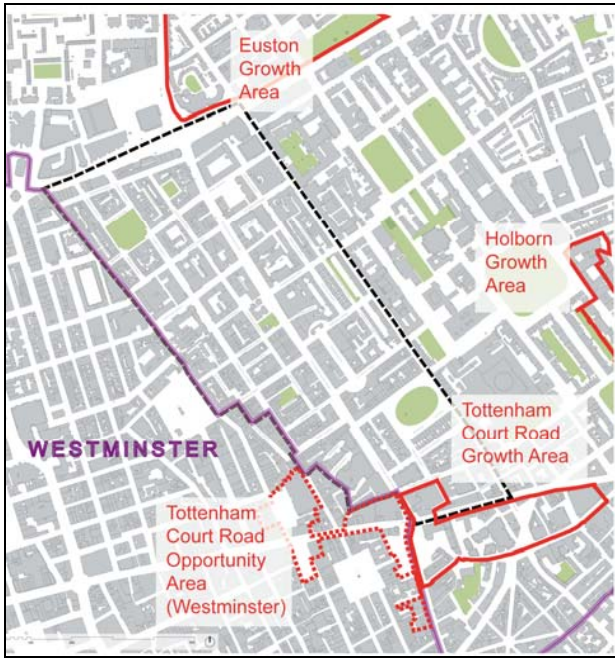
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			<ul style="list-style-type: none"> • Improve or reprovide community facilities • Provide enhanced open space <u>on-site or support creation or enhancement elsewhere within the local area</u> to serve the development and existing residents and enhance biodiversity. • Make optimal use of this accessible urban location, within the constraints of the site. • Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible 	
MOD 11	85-86	Site 1920 : 12-42 Southampton Row & 1-4 Red Lion Square	<p>Mixed used development suitable to a Central London location including <u>uses such as</u> offices, hotel or other commercial uses and a contribution to the supply of self-contained (C3) housing including affordable housing and community uses.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • Maximise the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses • Retain or satisfactorily reprovide a theatre <u>on-site(unless the Cochrane Theatre can be demonstrated to be ancillary to the main education use which has been relocated)</u> elsewhere in the borough, which may be incorporated as part of the University's relocation programme. • Retain the Listed Building and ensure that its fabric and setting are protected and enhanced • Ensure that the character and appearance of the Kingsway Conservation Area <u>is preserved and enhanced</u> and <u>that</u> the <u>character and appearance of</u> nearby Red Lion Square<u>Bloomsbury</u> Conservation Area <u>is not harmed.</u> are preserved and enhanced • Ensure any new buildings are designed to respond to the site's varied 	To reflect discussions at the Examination Hearings, to provide additional guidance.

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			<p>context and range of interfaces, including listed buildings and the London Square to the East</p> <ul style="list-style-type: none"> • Provide active frontages to surrounding streets where possible • Contribute towards improvements to road conditions and pedestrian and cyclist safety around the site • Improve the public realm in the vicinity of the site and pedestrian permeability and links to Red Lion Square • Provide or contribute towards the provision of new or expanded open space • Ensure that any redevelopment will not impact on the construction of Crossrail <p>Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible.</p>	
MOD 12	86	Site 1920 : 12-42 Southampton Row & 1-4 Red Lion Square	<p>A mix of uses should be provided on the site given its <u>Holborn Growth Area and Central London</u> location (Policy <u>CS1, CS2 and CS9</u>). This cshould include the provision of a significant proportion of new permanent housing (Policy CS6) along with, retail, commercial, hotel or and office <u>uses</u>. floorspace (Policy <u>CS1, CS9, DP1</u>). Development will be required to preserve the setting of important nearby built heritage assets (Policy CS14)</p> <p>Education uses (D2) and the theatre (ancillary/sui generis) uses are protected by policy DP15 – Community and Leisure Uses but as the existing educational occupiers are vacating the site to occupy new facilities within the Kings Cross Central development, and on the basis that it can be demonstrated these facilities will be offering better quality provision then alternative uses will be acceptable with priority given to new housing, particularly affordable housing and other community uses. The loss of the theatre will only be accepted if an alternative and accessible replacement facility is provided on site or elsewhere in the area as part of the University's relocation programme.</p>	To reflect discussions at the Examination Hearings and to provide greater clarity.

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			<p><u>Education uses (D1) and a theatre would generally be protected by policy DP15 – Community and Leisure Uses, but as the education occupiers have vacated the site to occupy their new facilities within the Kings Cross Central development, alternative Central London uses will be supported (in line with DP15c and CS9). Housing would be supported and any development involving an increase in floorspace which exceeds the relevant thresholds should include a proportion of new housing and affordable housing (Policy DP1 and DP3).</u></p> <p><u>Policy DP15 specifically says the Council will resist the loss of theatres that are suitable for continued theatre use from being converted to another leisure use or any other use (para.15.9).</u></p>	
MOD 13	86	Site 19 ²⁰ : 12-42 Southampton Row & 1-4 Red Lion Square	<p>If the site is converted to alternative uses or redeveloped, tThe Listed Building on Southampton Row will need to be retained and sensitively put to alternative D1 community or alternative appropriate uses, and any development of the remainder of the site should ensure that its fabric and setting are not harmed.</p> <p><u>The adjacent Cochrane Theatre was built for the Central School of Art and Design to support its drama and performance functions. As ancillary to the higher education use it would constitute part of that overall community use (class D1).</u></p> <p><u>The University of the Arts (Central Saint Martins College) relocated to King Cross Central in 2011 to the listed former Granary building. It is considered that the new college is an important element of the mix of uses emerging in Kings Cross and a good example of successful reuse and adaptation of an important listed building. These facilities include a theatre/performance space: The Platform Theatre.</u></p> <p><u>However if the Cochrane Theatre has established itself as a separate planning unit (and therefore a sui generis theatre use) it would be afforded protection through</u></p>	To reflect discussions at the Examination Hearings, to provide additional guidance on current uses on site.

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			<p><u>development plan policies; retention or at the very least equivalent re-provision.</u></p> <p><u>Evidence will need to be provided to demonstrate that it remained an ancillary use to the D1 use and that as the community facility has been satisfactorily relocated a requirement to replace or retain an ancillary theatre would fall away. If this is not demonstrated the proposals would be expected to include retention or appropriate replacement in accordance with policy (or relevant justification for any alternative approach).</u></p> <p><u>Apart from the Grade II* listed building fronting Southampton Row the the existing buildings on the remainder of the site (i.e. the University of Westminster buildings) are of limited merit and could be replaced provided <u>that</u> the new buildings are of an appropriate standard of architecture and design.</u></p>	
MOD 14	91	Fitzrovia and Bloomsbury	<p><u>Fitzrovia</u></p> <p><u>Fitzrovia is a distinctive and important part of Central London; an area where an established residential community lives alongside a rich mix of Central London activities including commercial, university and health uses.</u></p> <p><u>The area attracts a large influx of workers and visitors each day to its offices, academic institutions and shops, and in the evening to the bars, restaurants, cinema and other entertainment establishments. Workers and visitors are critical to the vitality and economic success of parts of the area. However, high levels of activity, particularly in the evening, can be damaging to the amenity and quality of life of those living in Fitzrovia.</u></p> <p><u>A complementary Area Action Plan is under preparation to deal with the impact of continued development pressure on Fitzrovia and coordinating development proposals across a number of significant sites.</u></p>	To reflect discussions at the Examination Hearings, in order to provide greater clarity with regard to consistency with other Council documents, specifically the Fitzrovia Area Action Plan.

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			<p><u>The Plan aims to address the challenges of securing a balance between commercial activity and the amenity of local residents, and of providing calmer streets and spaces along with active frontages and interesting streetscapes.</u></p> <p><u>These pressures are further fuelled by nearby growth areas based around redevelopment of Euston mainline station (to the north east) and Tottenham Court Road tube station (a new Crossrail interchange, to the south west).The area covered by the plan is shown below with the purpose of developing a vision for the area shared by the Council, community groups and landowners.</u></p> <p><u>The broad purpose and objectives of the Area Action Plan are:</u></p> <ul style="list-style-type: none"> <u>• Ensuring that growth takes place in a way that balances residential, institutional and commercial uses and protects the amenity and services of local residents;</u> <u>• Ensuring that growth delivers the maximum benefits to the area, including supporting and enhancing services and facilities for residents;</u> <u>• Creating a high quality physical environment which respects the existing character, scale and mix of uses in the area</u> <p><u>The Plan aims to ensure that development proposals bring real benefits to Fitzrovia, particularly in terms of public open space and other public spaces, housing, affordable homes, community facilities and locally produced energy. It seeks to support sustainable growth of a realistic level and secure the most efficient and effective use of land, while maintaining what makes Fitzrovia attractive as a place to live, work and visit.</u></p>	

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			 <p>Fitzrovia</p> <p>The area of Central London known as Fitzrovia within Camden, is broadly bounded by Cleveland Street to the west, Euston Road in the north, Gower Street in the east and Oxford Street to the south although Fitzrovia itself extends further westwards to Great Portland Street within the City of Westminster.</p> <p>Fitzrovia is characterised by a mix of both residential and commercial uses, the majority of which are small in scale, however, the area itself is far from uniform in character, both in physical terms and its mix of uses. Fitzrovia can be broadly</p>	

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			<p>divided into three distinctive areas.</p> <p>The northern part of Fitzrovia which extends south from Euston Road to Maple Street has a significant residential population interspersed with a mix of small scale commercial uses in streets such as Warren Street and Warren Mews. It also contains the eighteenth century set piece of Fitzroy Square, which has recently been designated as a distinct conservation area, where office uses predominate, but some residential conversion has occurred. A few larger scale buildings are located here, however the majority of these lie further south and outside the Bloomsbury Conservation Area. The Cleveland Street shopping Neighbourhood Centre is located within this part of Fitzrovia.</p> <p>The central area of Fitzrovia, between Maple Street and Tottenham Street contains a number of large scale buildings including part of the University College London medical school, the listed BT tower and a number of lower rise office blocks. The main uses here tend to be offices, medical/university uses and other commercial uses with a fairly limited amount of residential land use. To the east of Gower Street lie a number of residential mansion blocks.</p> <p>South of Tottenham Street, the area is characterised by mixed uses including several shops both specialist and convenience, pubs and restaurants particularly concentrated around Goodge Street (which is itself a Neighbourhood Centre) and Charlotte Street, office uses associated with media businesses and residential uses which are prevalent on the upper floors. The buildings within this part of Fitzrovia are of a smaller scale with the traditional street form largely retained. The uses here tend to be on a small scale. This area broadly equates to the Charlotte Street Conservation Area.</p> <p>There is a resident population of over 4,500 people found mainly within the northern and the southern parts of the area. There is also a significant student population of about 1500 living largely within student halls.</p>	

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			<p>There are a range of development pressures in Fitzrovia. Development will need to be considerate of the mixed use nature located in this area and seek to minimise impacts on surrounding uses in particular the residential community and services.</p> <p>Fitzrovia Area Action Plan</p> <p>In view of this complex mix of uses and competing development pressures, since the preferred options stage of this DPD the Council has started preparing<u>produced</u> a Fitzrovia Area Action Plan that will includes guidance for development sites that fall within its boundary and will in turn form part of the Local Development Framework<u>Plan</u>.</p> <p>The purpose of the Area Action Plan (AAP) is to provide even more locally distinctive guidance and approaches to shape the future of the Fitzrovia by developing a shared direction for the area and coordinating development proposals across a number of sites. The aim is that development proposals can bring a range of benefits to the area, particularly in terms of open space and other public spaces, affordable housing, community facilities and locally generated energy.</p> <p>The AAP will seek to balance the needs of the residential community with those of businesses and institutions, drawing out in more detail the visions and objectives that relate to Fitzrovia in Camden's Core Strategy. Once adopted, the AAP will form part of the Local Development Framework and will guide development of the sites within it.</p> <p>This Site Allocations Document however identifies and acknowledges four sites in the area that will be included in the AAP as part of the borough's overall development land supply and will be expected to contribute towards new housing, new jobs and social infrastructure, but does not propose to set out nor duplicate the more detailed guidance that will emerge and be established through the Area Action Plan (nor proposes to include other sites in the area that can be covered by this emerging DPD<u>plan</u>).</p> <p>The sites are:</p> <ul style="list-style-type: none"> •Site 17: 6-17 Tottenham Court Road (see Tottenham Court Road section) •Site 22: Middlesex Hospital Annexe, Cleveland Street 	

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			<ul style="list-style-type: none"> Site 23: Arthur Stanley House, 44-50 Tottenham Street Site 24: Grafton Way, Odeon Cinema Site <p>Note: The above sites have been deleted from the document</p>	
MOD 15	111-112	Site 25 ²⁹ : Herbal House, 10 Back Hill	<p>If no longer retained for education/community use, then conversion of the existing building suitable for a mix of uses including such as self-contained (C3) residential, studios, hotel, offices or other uses appropriate to a Central London context.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> Maximise <u>Optimise</u> the potential of the site to provide <u>appropriate Central London uses, such as business space and</u> new housing (including affordable housing <u>if relevant thresholds apply</u>) Be designed in a manner to ensure that the proposals p<u>Preserve or enhance</u> the character or <u>and</u> the appearance of the Hatton Garden Conservation Area Have regard to preserving the setting of the neighbouring listed Roman Catholic Italian Church of St Peter. Positively address the adjoining streets and avoid blank frontages at ground floor level. If redeveloped provide publically accessible on-site open space. Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. 	To reflect discussions at the Examination Hearings and to ensure consistency with the NPPF and Local Plan policies.
MOD 16	112	Site 25 ²⁹ : Herbal House, 10	The site is located in the Central London Area (Policy CS9) which is a highly accessible area identified in the Core Strategy as suitable locations for a range of uses that are likely to significantly increase the demand for travel (Policy CS3).	To reflect discussions at the Examination

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		Back Hill	<p>The Council will ensure that development in these locations provides for a mix of uses and a contribution to the supply of new housing would be encouraged as part of a mixed use development in line with Policies CS1, CS6 and DP1. The Council will ensure that any development will preserve <u>and enhance</u> the <u>character and appearance of the Conservation Area and the</u> setting of <u>nearby adjacent built</u> heritage assets (Policy CS14 <u>and DP15</u>)</p> <p>Subject to justification<u>On the basis</u> that the site is no longer needed for educational purposes <u>and that the education use is being relocated</u> (to accord with Policy DP15), residential-led mixed use <u>redevelopment including a range of appropriate Central London uses, such as housing (including affordable housing if required by DP3),</u> would be preferred<u>supported</u>. Any development involving an <u>relevant</u> increase in floorspace, <u>which exceeds the relevant threshold</u>, should include a proportion of new housing consistent with the mixed use policy (Policy DP1).</p>	Hearings and to ensure consistency with the NPPF and Local Plan policies.
MOD 17	112-113	Site 25 <u>29</u> : Herbal House, 10 Back Hill	<p>Whilst the existing building was is not identified as making a positive contribution to the Hatton Garden Conservation Area in the Conservation Area Statement published in 1999,</p> <p><u>The Hatton Garden Conservation Area Statement published in 1999 identifies buildings that make a positive contribution, -but this list does not include Herbal House. It notes(at 5.11) “Building types which make a particular contribution to the character and appearance of the CA include Georgian terraced buildings, late 19th century and early 20th century residential blocks, warehouse and workshop buildings...’, This appraisal is planned to be reviewed and the contribution of the building will be formally reappraised.</u></p> <p>English Heritage have provided comments stating<u>indicated</u> that this building is</p>	To reflect discussions at the Examination Hearings and to provide further clarity on the design and conservation approach to development on this site.

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			<p>now considered to make such a <u>positive</u> contribution <u>and retention would ensure that such a contribution could continue</u>. <u>The current building is considered to have historic value as a characteristic element of the areas development of workshop/industrial land uses and vernacular style.</u></p> <p><u>Proposals for redevelopment will require a detailed assessment of the qualities and significance of the building and the contribution it makes to the Hatton Garden Conservation area and the townscape.</u></p> <p>As a building specifically identified as making a positive contribution there are extremely strong presumptions for retention of the building so that its poitive contribution can continue and <u>against redevelopment involving substantial demolition and</u></p> <p><u>Proposals this affecting designated and non-designated assets</u> would need to be justified in accordance with <u>PPS5 the National Planning Policy Framework in respect of heritage assets.</u></p>	
Section 5: West Hampstead				
MOD 18	123-124	Site 28 ³² : 156 West End Lane	<p>A mixed use development to include residential alongside <u>retail and employment uses</u>. Other appropriate town centre uses <u>could include</u> community <u>and cultural uses</u> (including education) uses and employment uses.</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • Provide appropriate town centre uses along the frontage with residential including affordable housing above and to the rear of site • <u>Provide flexible employment floorspace (subject to relevant criteria).</u> 	In response to discussions at the Examination Hearings to provide further guidance on an acceptable range of uses within any future

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			<ul style="list-style-type: none"> • Maintain or enhance the existing building line to retain adequate pavement widths to assist pedestrian movement and interchange between stations • Provide an improved design relationship to adjoining Canterbury Mansions and West End Green Conservation Area to protect and enhance the character and appearance of this area • Provide a legible and improved pedestrian / cycle link from West End Lane towards Crown Close through new landscaping and good design • Incorporate new publicly accessible open space (potentially suitable for temporary market use) and enhance the function of the adjacent open space • Ensure an acceptable relationship to the adjacent residential properties on Lymington Road • Incorporate public realm improvements that positively contribute to and integrate with streetscape and interchange improvements along West End Lane • Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible 	redevelopment.
MOD 19	129-130	Site 30 ³⁵ : 100 Avenue Road, Swiss Cottage	<p>A mixed use redevelopment including permanent (Class C3) residential, employment and <u>other appropriate</u> town centre uses <u>such as retail and employment</u></p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • Retain/re-provide appropriate employment floor space • Maximise <u>Optimise</u> the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses • Provide <u>Include</u> small scale retail use or food and drink use or other appropriate other town centre uses <u>(particularly to create active frontages at ground floor level)</u> 	To provide greater clarity for the allocation and to ensure consistency with the NPPF and the London Plan.

Ref	Page	Section	Modification	Reason
			<ul style="list-style-type: none"> • Respect the setting of Swiss Cottage public open space • Provide or contribute to public realm improvements with particular regard to pedestrian safety and junction improvements • Contribute towards local town centre improvements • Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible. 	
MOD 20	130	Site 30 35: 100 Avenue Road, Swiss Cottage	<p>The site has been included in the revised Swiss Cottage Town Centre boundary designation, and if development comes forward it is considered appropriate to accommodate a mixed use development including residential use.</p> <p><u>As a major town centre site including a building of no particular merit, the site offers a significant opportunity for redevelopment. Self contained housing within Class C3 (including affordable housing) will be the preferred use where a change of use from offices is considered appropriate in accordance with policy DP13. An increase in floorspace will generate a commensurate need to include housing in mixed use proposals (DP1).</u></p>	To provide greater clarity within the allocation with regard to preferred uses.
MOD 21	130	Site 30 35: 100 Avenue Road, Swiss Cottage	<p>Redevelopment should therefore retain appropriate employment floor space as part of a mixed use scheme. Aany reduction in B1 office space must <u>be justified and</u> demonstrate that it would not unduly impair the general provisions of office space in the area. <u>Redevelopment could include viable employment floor space as part of a mixed use scheme attractive to a range of office/studio occupiers. Employment uses are important to the overall vitality of the Town Centre and Camden economy.</u> and may be considered acceptable if it would provide new flexible employment space attractive to a range of office/studio occupiers. Employment uses are important to the overall vitality of the Town Centre and Camden economy and there is an overall demand for small scale starter units for small to medium business.</p>	To provide greater clarity within the allocation with regard to preferred uses.

Ref	Page	Section	Modification	Reason
			<p>Self contained housing within Class C3 use (including affordable housing) will be the preferred use where a change of use from offices is considered appropriate in accordance with policies DP1 and DP13. An increase in floorspace will generate a commensurate need to include housing in mixed proposals.</p> <p><u>Appropriate town centre uses at ground floor level should be provided in order to help activate the street frontages and to reinforce the town centre location of the site.</u></p>	
Section 6:Camden Town				
MOD 22	153-154	Site 37 ⁴¹ : 24-58 Royal College Street	<p>Redevelopment of the site to provide mixed uses with employment floorspace and new permanent (C3) residential</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • Maximise^{Optimise} the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses • Contain^{Provide retail and/or community uses to create} active street frontages. • Enhance the routes between Kings Cross and Camden Town and to the canal including a new east-west link between St Pancras Way and Royal College Street • Respect the setting of the adjacent listed houses to the south west and opposite the site on Royal College Street. • Provide open space accessible to members of the public and children's playspace for new housing 	To ensure consistency with the NPPF and the London Plan and to provide greater clarity.

Ref	Page	Section	Modification	Reason
			<ul style="list-style-type: none"> Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible 	
MOD 23	154	Site 37 41: 24-58 Royal College Street	<p>The site contains a large employment use. If can shown that the site is no longer suitable for the current distribution and depot use then an alternative business use should be considered before other uses are proposed (Policy DP13). The site is large, and therefore provides scope to provide housing in addition to employment uses, thereby making full use of the site's capacity for housing (Policy DP2). This approach would also be consistent with policy DP1 (Mixed use Development).</p> <p><u>Student housing may be an acceptable component of a mixed use scheme subject to criteria in Policy DP9</u></p>	To provide greater clarity an on acceptable form of development.
Section 7: Other Areas				
MOD 24	161	Site 39 43: 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place	<p>Redevelopment of the site to include <u>for</u> mixed uses to include <u>including</u> replacement D1 community facilities, and new flexible employment floor space and housing on appropriate parts of the site. Other uses, such as B1 or community use, may be acceptable on the ground floor frontage to Highgate Road</p> <p>Development will be expected to</p> <ul style="list-style-type: none"> <u>Optimise the potential of the site for a range of compatible uses.</u> <u>Optimise opportunities for residential accommodation, including affordable housing</u> Contribute flexible <u>employment</u> floorspace for employment purposes <u>that meets the modern needs of business.</u> Seek to minimise the loss of community uses 	Further to discussions at the Examination Hearings to provide greater clarity on an acceptable range of uses.

Ref	Page	Section	Modification	Reason
			<ul style="list-style-type: none"> • Support enhanced and more accessible replacement community facilities • Contribute to improvements to the public realm and the pedestrian environment within and around the site • Support the successful function of the Borough's designated Industrial Area • Improve servicing and access arrangements to support new and existing occupiers • Improve landscape quality and <u>optimise</u> incorporate suitable amenity space for occupiers and users • Enhance the setting of the nearby listed church • <u>Support the provision of active street frontages (particularly facing onto Highgate Road)</u> • Consider the setting of Hampstead Heath and associated views • Includeresidential accommodation towards the Highgate Road frontage, including affordable housing • Connect to an existing local energy network where feasible 	
MOD 25	161	Site <u>3943</u> : 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place	Development of the site <u>should optimise development potential to secure a range of compatible uses across the site. Development</u> would be expected to protect community uses (Policy <u>CS10 and DP15</u>), maintain or increase employment floorspace and <u>support the successful function of</u> safeguard the Industry Area (Policy <u>CS8 and DP13</u> DP13 and CS8) and secure residential accommodation (Policy <u>CS6, DP2 and DP 3</u>) whilst safeguarding the setting of nearby listed buildings (Policy <u>CS14 and DP25</u>).	Further to discussions at the Examination Hearings, to clarify the current policy position.
MOD 26	162	Site <u>3943</u> : 19-37 Highgate Road, Former	<u>The site has significant redevelopment potential. Subject to further consultation and option analysis the current building and</u> offers the <u>potential opportunity for a more comprehensive redevelopment of the site to deliver a efficient range mix of</u>	Further to discussions at the Examination

Ref	Page	Section	Modification	Reason
		Lensham House (A&A Storage) and 25-37 Greenwood Place	uses, to exploit the site more effectively, and the site has significant redevelopment potential. New development could provide complementary facilities from which a range of <u>community and</u> employment <u>related</u> opportunities and services could be delivered. The incorporation of adjacent sites would allow for an even more comprehensive approach to improve the design and relationship of uses and buildings.	Hearings.
MOD 27	162	Site 3943 : 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place	As the Greenwood Centre lies within the Kentish Town industry area, replacement D1 and/or employment uses will be safeguarded and new provision would be sought <u>supported at in</u> this location. This n New floorspace may also offer opportunities to provide replacement floorspace displaced from other sites that may emerge for redevelopment through the Community Investment Programme. The need to support Camden's diverse employment base and considerations of amenity mean that residential uses would not be considered appropriate in this part of the site.	Further to discussions at the Examination Hearings.
MOD 28	162	Site 3943 : 19-37 Highgate Road, Former Lensham House (A&A Storage) and 25-37 Greenwood Place	However there is potential to <u>optimise</u> redevelop parts of the site for <u>new</u> housing; <u>primarily</u> concentrated towards the Highgate Road frontage. Proximity to the road may indicate that residential use at ground floor level may not be appropriate unless it is set back sufficiently, so alternative uses such as, business or community facilities could <u>also</u> be included to create an active frontage. New development should be <u>could include higher density development to optimise the development potential of the site. Any new development should be</u> designed and located so it does not prejudice the nature of the Industry Area <u>the operations of existing or future business occupiers</u> by introducing inappropriate or conflicting uses, nor jeopardise the operation of existing and new businesses in the designated area. Redevelopment should not lead to the <u>minimise</u> loss of any	Further to discussions at the Examination Hearings, and to ensure consistency with the NPPF and the London Plan.

Ref	Page	Section	Modification	Reason
			<p>floorspace in use class B1-B8 and could be used to consolidate and improve the business environment, such as new modern floorspace and enhanced servicing. Adequate drop-off and parking facilities for disabled people should also be provided for community facilities.</p>	
MOD 29	165	Site 41 ⁴⁵ : Fire Station, 20 Highgate Road	<p>Redevelopment of the site to provide a mix of uses, including replacement fire station (unless satisfactorily relocated elsewhere) with residential</p> <p>Development will be expected to:</p> <ul style="list-style-type: none"> • <u>Safeguard the provision of fire station facilities or support alternative local fire service and facility provision.</u> • Safeguard the provision of local fire station facilities or its satisfactory relocation unless evidence is provided which demonstrates that the fire station is no longer required • Maximise <u>Optimise</u> the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses • Provide an acceptable standard of residential accommodation for any new homes proposed for the site. • Ensure that the amenity of nearby residential occupiers is maintained • Provide an appropriate level of affordable housing, in line with adopted council policies • Explore the potential to link up with existing and emerging developments to form a decentralised energy network • Retain existing trees and take opportunities to incorporate soft landscaping. 	Further to discussions at the Examination Hearings.
MOD 30	166	Site 41 ⁴⁵ : Fire Station,	Policy CS10 and DP15 indicate that the development of this site should not entail the loss of the operational fire station, whilst Core Strategy paragraph 10.17 and	Further to discussions at

Ref	Page	Section	Modification	Reason
		20 Highgate Road	Infrastructure Schedule address fire station provision. The facility should be retained on site or be satisfactorily orily-relocated <u>service provision supported</u> elsewhere. Housing is the priority land use of the <u>Local Development Framework plan</u> , therefore the provision of housing, and in particular affordable housing, is supported under CS6, DP2 and DP3, whilst the provision of some student housing on site may prove acceptable, subject to the requirements of policy DP9.	the Examination Hearings.
MOD 31	166	Site 4145 : Fire Station, 20 Highgate Road	<p><u>The Council supports important service providers such as the Fire Service in delivering estate strategies which support service delivery and investment in improving their public facilities. In this case the Fire Service have announced in 2013 that this facility will be retained, but may wish to modernise the existing fire fighting facility and the Council would support such re-provision alongside other uses to maximise the potential of the site.</u></p> <p>The development of this site for a mix of uses brings the opportunity to <u>make effective use of this site and</u> provide new residential accommodation in this highly accessible location, as well as improve the relationship of the site with the public realm at Highgate Road, Fortress Road and Fortress Walk.</p>	Further to discussions at the Examination Hearings.
Appendix 1				
MOD 32	171	Policy LU1 – Schedule of Land Use Proposals	7 Cleveland Street, Middlesex Hospital Annexe, W1 17 Grafton Way, Odeon Cinema site, W1 39 44-50 Tottenham Street, Arthur Stanley House, W1	To ensure consistency with other Council documents.
MOD	171	Policy LU1 –	<u>Sites 7, 17 and 39 of the UDP (Sites 22, 24 and 23 respectively in this plan) will</u>	To ensure

Ref	Page	Section	Modification	Reason
33		Schedule of Land Use Proposals	<u>remain saved until they are replaced through the Fitzrovia Area Action Plan.</u>	consistency with other Council documents.