

Contents (click on headings to go to relevant section)

	Page
Introduction	
1 Principles of sustainable design and landscape	
Contents	
1.1 Introduction	① 1
Camden's urban landscape	① 1
Project team	① 1
1.2 Urban design and landscape principles	① 3
Working in context	① 4
Design Awards	① 5
1.3 Sustainable development	① 7
Characteristics of sustainable building	① 7
Sustainable buildings	① 8
Materials	① 11
How to achieve more sustainable buildings	① 11
1.4 Landscape	① 13
Protection of trees and landscape	① 13
Soft landscape	① 14
Access, servicing and parking	① 14
Gardens	① 15
Planting on buildings	① 15
Hard landscape	① 16
2 Development	
Contents	
2.1 Planning permission & permitted development for households	② 1
Satisfying planning and other legislation	② 1
Is planning permission necessary?	② 1
2.2 General outlook and orientation	② 5
Passive solar gain in housing	② 5
2.3 Internal arrangements	② 7
Basements	② 8
Space and room size	② 8
Storage	② 9
2.4 Walls, gardens and forecourt parking	② 11
Access to gardens	② 11
Boundary walls and fences	② 11
Forecourt parking	② 11
2.5 Waste and recycling	② 15
Residential	② 15
Non-residential	② 16
2.6 Energy	② 17
Natural ventilation	② 17
Combined heat and power	② 18

	Renewable energy	②	18
2.7	Alterations and extensions	②	21
	External alterations	②	21
	Side extensions and gaps	②	22
	Rear extensions	②	23
	Conservatories	②	24
	Development in rear gardens	②	25
2.8	Roofs and terraces	②	27
	Roof alterations and extensions	②	27
	Roof extensions	②	28
	Design guidance for roof dormers and rooflights	②	30
	Balconies and terraces	②	31
2.9	Shopfronts	②	33
	Shopfront components	②	33
	Alterations to shopfronts and frames	②	34
	Historic shopfronts	②	35
	Contemporary shopfronts	②	36
	Canopies and blinds	②	36
	Signs	②	37
	Illuminated signs	②	38
	Shopfront security	②	39
	Cash dispensers	②	41
3	General guidance		
	Contents		
3.1	Access	③	1
	Background	③	1
	Guidance	③	1
3.2	Community safety	③	5
	Policy context	③	5
	Objectives	③	5
	Active frontage	③	6
	Electronic surveillance	③	6
	New developments	③	7
	Developments along the canal	③	7
	Landscaping and lighting	③	7
	Recreation areas and open spaces	③	8
	Car parking areas	③	9
	Highways and paths	③	9
3.3	Affordable housing	③	11
	Social housing partnership agreement	③	11
	Scheme Standards	③	11
	Off site and commuted sum provision	③	12
	Procedure	③	13
3.4	Public art	③	15
	Using percent for art scheme	③	16
	Using planning obligations	③	16
3.5	Planning for children and young people	③	19
	Policy context	③	19

	Types of facility	③ 19
	Facilities for young children	③ 20
	Play	③ 20
	Young people	③ 21
	Creches and workplace nurseries	③ 21
3.6	Advertisements	③ 23
	Scope of control	③ 23
	Estate agents boards	③ 23
	Advertising hoardings and posters	③ 23
	Advertising on street furniture	③ 26
	Annexe: deemed consent - the more significant classes	③ 27
3.7	Telecommunications	③ 31
	Planning permission and permitted development	③ 32
	General guidance	③ 32
	Residential areas	③ 34
3.8	Demolition	③ 35
	Conservation areas	③ 35
	Environmental protection	③ 37
3.9	Planning obligations	③ 39
	Introduction	③ 39
	Legal context	③ 39
	UDP policy context	③ 40
	Procedure	③ 41
	Matters that may be included in an obligation	③ 42
	Annexe 1: Information required for a section 106 planning obligation	③ 45
	Annexe 2: Undertaking to pay the Council's legal costs of preparing and monitoring a section 106 planning obligation	③ 46
	Annexe 3: Standard section 106 planning obligation	③ 47
3.10	Works to public highway	③ 53
	Introduction	③ 53
	Principles	③ 53
	Procedure	③ 54
3.11	Town centre management contributions	③ 57
	Introduction	③ 57
	Policy Context	③ 57
	When will planning contributions be required?	③ 58
	Use and monitoring of town centre management contributions	③ 58
3.12	Training and employment	③ 59
	Introduction	③ 59
	Workforce recruitment/training	③ 59
	Area initiatives	③ 60
3.13	Education contributions from residential developments	③ 61
	Introduction	③ 61
	Policy context	③ 61
	Demand on the borough's education provision	③ 61

Child yield	③	62
Cost of new school places	③	62
When an education contribution will be required	③	63
The contribution	③	64
Use and monitoring of s106 funds for education provision	③	64
Standard clause	③	64
Annexe 1 Actual school rolls	③	65
Annexe 2 Child yield figures	③	65
Annexe 3 Formula for contributions	③	66
4		
Pollution		
Contents		
4.1		
Planning and pollution control	④	1
4.2		
Noise	④	3
Rail and road	④	3
Entertainment	④	4
Flats conversions and new build	④	4
Other activities	④	4
4.3		
Hazardous substances	④	7
4.4		
Contaminated land	④	9
Site investigation	④	9
4.5		
Air quality	④	11
Policy framework	④	11
Air quality in Camden	④	11
Air quality assessments	④	12
Implications for transport	④	14
Local static sources	④	15
Annexe 1: Air quality assessments for planning applications - technical guidance note	④	17
Annexe 2: Air quality standards and objectives	④	23
4.6		
Micro-climate	④	25
4.7		
Construction	④	27
Noise	④	27
Air quality	④	27
Public safety and consultation	④	27
Recycling and reuse of construction waste	④	27
4.8		
Plant and machinery	④	29
Noise	④	29
Siting	④	29
External appearance	④	30
4.9		
Light pollution	④	31
5		
Vehicles and pedestrians		
Contents		
5.1		
Green travel plans	⑤	1
Background	⑤	1
Key elements	⑤	1

	Benefits of green travel plans	⑤	2
	Planning procedure	⑤	2
	Measures to consider	⑤	3
	Annexe: Step by step guide	⑤	5
5.2	Car free housing	⑤	7
5.3	Car capped housing	⑤	9
5.4	Clear zones	⑤	11
5.5	Pedestrian movement	⑤	13
	Introduction	⑤	13
	General Principles of footway design	⑤	14
	Creation of new footpaths	⑤	16
	Residential developments	⑤	16
	Pedestrian and vehicle shared surfaces	⑤	17
	Retail developments	⑤	18
	Other developments	⑤	18
	Adoption and dedication	⑤	18
5.6	Cycle movement	⑤	21
	Introduction	⑤	21
	Legislation & definitions	⑤	21
	Cycle routes	⑤	22
	Shared pedestrian & cycle surfaces	⑤	22
	Cycle parking	⑤	23
	Signing	⑤	23
5.7	Layout and design of highways	⑤	25
	Introduction	⑤	25
	Definitions	⑤	25
	Road hierarchy	⑤	25
	New developments	⑤	26
	Needs of pedestrians, cyclists and public transport users	⑤	26
	Adoption of roads as public highway	⑤	26
	Site access	⑤	27
6	Appendix		
	Contents		
1	Article 4 directions	⑥	1
2	Regulation 7 Streets - estate agents' boards	⑥	3
3	Conservation area statements	⑥	7
4	Statement of consultation	⑥	9
7	Index	⑦	
	List of Diagrams		
2.1	Permitted Development for dwelling houses	②	2
2.2	Headroom Heights	②	7
2.3	Forecourt Parking Layouts	②	12
2.4	Daylighting and forecourt parking	②	13
2.5	External facade alterations	②	21

2.6	Side extensions	②	23
2.7	Conservatory extension	②	24
2.8	Mansard Roof extension	②	28
2.9	Butterfly roofs	②	29
2.10	Roof extensions and dormers	②	29
2.11	Roof Terrace	②	30
2.12	Shopfront elements	②	33
2.13	Examples of Shopfronts	②	34
2.14	Fascias	②	35
2.15	Glazing on Shopfronts	②	36
2.16	Blinds and Canopies	②	37
2.17	Acceptable shop signs	②	38
2.18	Internal Shutter boxes	②	40
3.1	Landscaping and community safety	③	8
3.2	Standard Poster Panel sizes	③	24
3.3	Unacceptable Hoarding Locations	③	25
3.4	Types of Telecommunication Apparatus	③	31
3.5	Acceptable Locations for Satellite antennae	③	33
5.1	Visibility at junctions	⑤	28

List of Figures

4.1	Camden Air Quality Management Area	④	13
-----	------------------------------------	---	----

Photograph credits

Archie Onslow	①	7
Archie Onslow	①	9
Nick Jacobs	①	13
Nick Jacobs	②	11
John Enright	②	15
Archie Onslow	②	17
London Research Centre	②	18
Joanne O'Brien	②	33
Joanne O'Brien	②	39
Joanne O'Brien	②	41
Debbie Humphry	③	1
Dean Hollowood	③	11
Catherine Monfils	③	15
Gospel Oak Young People's Consultative Group	③	19
Dean Hollowood	③	37
Peter Carey	④	3
Quentin Given	④	9
Anna Rickard	④	11
Debbie Humphry	④	14
Quentin Given	④	27
Debbie Humphry	⑤	1
Archie Onslow	⑤	7
Debbie Humphry	⑤	13
Debbie Humphry	⑤	15
Debbie Humphry	⑤	21