



HAMPSTEAD NEIGHBOURHOOD FORUM

Basic Conditions Statement for Hampstead Neighbourhood Plan 2025-2040

Preamble

This report has been prepared for and by the Hampstead Neighbourhood Forum to accompany submission of the revised Draft Hampstead Neighbourhood Plan (DHNP) to the Local Authority, London Borough of Camden, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“The Regulations”). It is intended to assist the Local Authority, examiner, and others to understand how the plan has met the Basic Conditions and legal tests associated with making the plan.

Hampstead Neighbourhood Forum commissioned this independent assessment from Fortismere Associates. The Forum subsequently added text to Table 3 on conformity with the recently produced draft revised Camden local plan.

1. Introduction

1.1 Basic Conditions

The basic conditions to be met by a Draft Neighbourhood Plan are set out in Paragraph 8 (1) (a) (2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011). The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations.

These are considered in more detail in Section 3.

1.2 Legal Tests

There are also a number of legal tests which must be met – see Section 2.

1.3 Government Guidance on Modifications

Government guidance sets further tests for updating and modifying Neighbourhood Plans that were previously made. These include a requirement that the qualifying body makes a statement that sets out the nature of the modifications and specifies whether it believes these modifications require examination and a referendum. See section 4.

1.4 Regulation 14 Consultation

The Regulation 14 Consultation with the community ran from 6 January to 28 February 2024, and with the required bodies from 19 February to 6 April 2024, covering the required period of 6 weeks.

2. The Legal Requirements

The legal tests are met as follows:

- The draft neighbourhood plan is submitted by a qualifying body: it has been produced by the Hampstead Neighbourhood Forum as the qualifying body for the neighbourhood area. The Neighbourhood Forum and the Neighbourhood Area were approved by London Borough of Camden on 7 October 2014 and the Neighbourhood Forum and Neighbourhood Area were re-designated by the Council on 25 October 2019 for a further period of five years in accordance with the Town and Country Planning Act 1990. See Camden Council's website for further details: [Hampstead Neighbourhood Forum - Camden Council](#).
- The draft neighbourhood plan sets out policies in relation to the development and use of land: it sets out policies in relation to the development and use of land within the designated Neighbourhood Area.
- The draft neighbourhood plan states the period in which the plan is to have effect: it states on its cover that the Plan period is 2025-2040.
- The policies do not relate to excluded development: the policies within the draft plan do not relate to excluded development.
- The draft neighbourhood plan does not relate to more than one area: it covers the single Neighbourhood Area as approved by Camden Council.

3. The Basic Conditions

3.1 Regard to national policies (Table 1)

The DHNP has been prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) and national Planning Practice Guidance with respect to the production of neighbourhood plans.

The DHNP has responded to paragraph 8 in the NPPF which sets out the three interrelated objectives of sustainable development: economic, social and environmental. The Neighbourhood Plan provides additional policy to shape and direct development in the neighbourhood area in the following topics: design and heritage, the natural environment, elements of housing supply; traffic, transport and air quality; the mix of uses in the town centre; the provision of community facilities and aspects of the management of proposals for basement development.

In line with paragraphs 15 and 16 of the NPPF a shared vision has been developed with the community and a set of clear policies developed that directly address community concerns and provide additional detail to those contained in the London Plan 2021 and Camden Local Plan 2017.

Policies provide clear and positive guidance on the use and development of land and avoid duplicating policy in other parts of the development plan (PPG para 41). Once made the Neighbourhood Plan will become part of the development plan for the area as set out in paragraphs 18 and 19 of the NPPF. Table 1 provides a summary of the key relevant paragraphs of the NPPF for each of the DHNP policies.

In line with NPPF paragraph 13 it supports the strategic policies of the London Plan 2021 and Camden Local Plan 2017 (see Table 2) and plans positively to shape local development.

3.2 Sustainable Development (Table2)

The consideration of the DHNP's contribution to sustainable development requires wider consideration of the social, economic, and environmental contributions to sustainable development. A broad-brush analysis has been undertaken of each policy to demonstrate the likely impacts and this is contained in Table 2. The analysis demonstrates that the DHNP, when made, would contribute to sustainable development.

3.3 General Conformity with Strategic Policies (Table 3)

The Development Plan consists of the London Plan 2021 and the Camden Local Plan 2017. Both documents cover the whole of the neighbourhood plan area. As the London Plan is more recently adopted in the case of any conflict between documents the London Plan takes precedence in relevant matters (Section 38(5) of the Planning and Compulsory Purchase Act 2004). As the London Plan is by definition a strategic plan all its policies have been taken to be strategic. In the case of the Camden Local Plan specific strategic policies are not distinguished, so the analysis has considered how the DHNP supports all relevant policies. In both cases relevant objectives have been cited where relevant to the DHNP policy to demonstrate how the DHNP contributes to the achievement of these objectives. Table 3 shows how the Draft Hampstead Neighbourhood Plan is in general conformity with both documents, as well as the Draft Camden Local Plan 2024.

3.4. Assimilated Obligations

- A number of European obligations, covering environmental and human rights issues have been assimilated into UK law.
- In a screening opinion dated March 2024 the London Borough of Camden considered that a Strategic Environmental Assessment (SEA) was not required for the DHNP and therefore that the policies are unlikely to have significant environmental effects, as defined by the Environmental Assessment of Plans and Programmes Regulations 2004 (and any subsequent amendments). The opinion is submitted as an accompanying document.
- A Habitats Regulations Assessment Appropriate Assessment screening was undertaken for Camden's Local Plan and found that its policies would be unlikely to have significant effects on wildlife. Officers consider that as the Draft Hampstead Neighbourhood Plan is in general conformity with the Local Plan, a separate assessment is not necessary. Officers subsequently reviewed the draft plan published in January 2024 and this confirmed that the plan is unlikely to have any negative impacts on European sites.
- With regard to the protection of Human Rights the DHNP is not considered to have a negative discriminatory effect on any of the following protected characteristics of people – age, gender, race, sexual orientation, religion and belief and disability. An Equalities Impact Assessment of the Reg 14 draft was carried out by London Borough of Camden which did not identify any negative discriminatory effects, and this is submitted as an accompanying document. The DHNP is therefore considered to be compatible with Human Rights legislation.

4. Compliance with Guidance on Modifications

A statement by Hampstead Neighbourhood Forum on the nature of the modifications being made to the Hampstead Neighbourhood

Plan is submitted as an accompanying document. It argues that the modifications, though requiring examination, do not fundamentally change the nature of the existing Neighbourhood Plan and therefore will not require a referendum to be held.

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With additions as described above by Janine Griffis, committee member of Hampstead Neighbourhood Forum
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Table 1 Relationship of Draft Hampstead Neighbourhood Plan to NPPF			
Policy No.	Policy Title	NPPF Paragraph	Commentary
DH1	Design	8, 18, 28, 96, 108c, 124 e, 128, 129, Section 12	This policy seeks to ensure that new development is well-designed and sympathetic to the history, character and function of the area in which it is set, and contributes to climate change mitigation. It aligns with the objectives of the NPPF to achieve sustainable development as set out in para 8. It provides positive non-strategic policy as set out in paras 28, 96 and 108c. It makes use of local character assessments as mentioned in para 129 to support development in line with paras 128, particularly clauses d and e. In particular it aligns with Section 12 of the NPPF as it builds on local evidence regarding character and design issues to “create beautiful and distinctive places” (para 133) and national policy to refuse development which is not well designed (para 139). While para 124 e encourages the use of airspace and building upwards to make best use of land, it is also clear that this should take place when consistent with the existing built form and street scene.
DH2	Conservation Areas and Listed Buildings	8, 18, 28, Section 16	This policy aligns with the objectives of the NPPF as set out in para 8. It provides positive non-strategic and locally evidenced policy as set out in paras 18 and 28. In seeking to protect and enhance historic assets, referencing their particular local significance identified in Conservation Area Appraisals and Management Strategies, it is in line with Section 16.

DH3	Sustainable Development	8, 28, Section 14 esp. para 157, 159b, 164, 175	This policy aligns with the environmental objective of the NPPF as set out in para 8. It provides positive and non-strategic locally supported policy as set out in para 28. Clause 1 aligns particularly with paras 157, 159b and 164 in relation to supporting the transition to a low carbon economy, reducing emissions of greenhouse gases and improving the energy
			efficiency of existing buildings, including those of heritage value. While the NPPF refers to low carbon, rather than net zero carbon as set out in clause 2 of the policy, the achievement of net carbon by 2050 is a national objective, and the local policy is supported by the community and in line with London strategic policy. Clause 3 focuses on encouraging the use of sustainable materials, and on water efficiency and flood reduction measures such as SUDS, which are encouraged in para 175 of the NPPF. Clause 4 encourages design measures such as those set out in para 159, and sustainable travel as set out in Section 9 of the NPPF.
DH4	Clean and Considerate Construction	8, 28, paras 39-44, Sections 5 and 8	While there is no specific mention of these issues within the NPPF, the policy generally aligns with paras 8 and with para 28, given the specific character of the plan area. Paras 39-44 refer to pre-application discussions, which could include the access and other impacts covered in the policy. The encouragement of speedy and efficient means of construction is in line with the thrust of Section 5 in encouraging the provision of new homes, and the content of the policy aligns with the thrust of Section 8, in contributing to the health and safety of communities.
DH5	The Urban Realm	8, 28, 96, 116c, Section 12 particularly para 141	This policy aligns with the objectives of the NPPF as set out in para 8. It provides positive non-strategic policy as set out in para 28. It is in line with the specific reference to reducing street clutter in para 116c. It aligns with the thrust of Section 12 regarding well-designed and beautiful places, and particularly para 141 regarding advertisements.

NE1	Supporting biodiversity and mitigating climate change	8, Section 15, esp paras 180, 181	10% biodiversity net gain is not mentioned in the NPPF December 2023, but is required under Schedule 7A of the T C CP Act 1990 and is being implemented through secondary legislation in February and April 2024. It does not apply to all schemes, and this policy extends further than the legislation permits. It therefore requires specific justification.
			However the policy aligns with the objectives of the NPPF as set out in para 8. It seeks to protect Hampstead's locally defined historic tree lines and biodiversity corridors and achieve net gains in biodiversity as set out in paras 180 and 181.
NE2	Ecological networks and biodiversity corridors	8, Section 15, esp paras 180, 181	This policy aligns with the objectives of the NPPF as set out in para 8. It seeks to protect Hampstead's locally defined historic tree lines and biodiversity corridors and achieve net gains in biodiversity as set out in paras 180 and 181.
NE3	Local Green Spaces	8, 105-107	This policy designates Local Green Spaces in line with the NPPF and identifies that other spaces are also valued. It promotes policy in line with paragraph 107 that policy for Local Green Space should be consistent with policy for Green Belt.
NE4	Trees	8, 28, 96, Section 12 esp. para 135, 158, Section 15 esp para 186c	This policy aligns with the objectives of the NPPF as set out in para 8. It identifies features of local importance in line with para 28 on non-strategic policies. It supports the achievement of healthy, safe, inclusive and beautiful places as set out in para 96 and Section 12 particularly para 135, and the principles for the natural environment set out in para 186 and its reference to veteran trees. Trees also have an important role to play in climate change mitigation as set out in para 158.

BA1	Local requirements for Basement Impact Assessments and mitigation	8, 128, 136, 180, 189, 190, Section 15	Paragraph 189 of the NPPF states that “Planning policies and decisions should ensure that: a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination”. and para 180 e states that they should also prevent “new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. “Policy BA1 addresses the matter of land instability given the local geological and hydrological context and sets out the conditions under which basement development is acceptable. In its reference to protection of historic tree lines and gardens it is in line with para 136 and the thrust of Section 15 on Conserving and Enhancing the Natural Environment, and in particular the introduction to para 180. While para 128 seeks the efficient use of land it recognises in clause d that this should take account of “the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change”.
BA2	Basement Construction Plans and monitoring	8, 180 e, 189, 190	This policy sets out the mechanisms by which the thrust of paras 189 and para 180 e referred to above may be achieved, and provides positive guidance to applicants In line with para 190 .
BA3	Local requirements for Construction Management Plans	8, 191, Section 9	Local conditions make it important that Para 191 is complied with, and policy BA3 sets out how this can be achieved. The reference to construction traffic and ensuring the safety of other highway users, including pedestrians, is in line with the thrust of Section 9, Promoting Sustainable Transport.

TT1	Traffic Volumes	8,108, 114-117, 191, 192	The policy aligns with para 108, which states that transport issues should be considered from the earliest stage, in order that potential impacts can be assessed (clause a) and environmental impacts can be assessed and taken into account (clause d). Local air quality issues are cited in the policy and this aligns with paras 191 and 192 of the NPPF. Paras 114 to 117 support the approach in the policy to assessing the effects of development and production of travel plans.
TT2	Pedestrian Environments	8, Section 7, Section 8 esp. para 96, para 108 esp. c and d, para 110 d, Section 12, 196	This policy is in line with the thrust of Section 8 to create healthy, safe communities, and particularly para 96. It also aligns with para 108 and particularly clause c relating to opportunities to promote walking and cycling, which is echoed in para 110 d, and 108 e which refers to various transport factors which contribute to a high quality environment. Section 12 is about achieving well designed and beautiful places, and the policy is fully aligned with this. Para 196 encourages positive strategies for conservation and enjoyment of the historic environment and the policy specifically schemes which protect or complement the historic character of the area. It also supports the vibrancy of town centres (Section 7) through schemes which make the visitor environment more enjoyable.
TT3	Public Transport	8, 28, 97, 108, 109, 191, 192	This policy seeks to locate medical care and education uses in addition to uses generating an average of 100 or more addition person trips per day to locations with a PTAL score of 5 or over, with certain caveats relating to improvements in PTAL score or a Travel Plan secured through planning obligations. While supporting the provision of these important community facilities (para 97) it therefore has regard to para 109 which mandates the active management of growth in support of the sustainable transport objectives in para 108, and is based on local conditions of air quality and traffic congestion as encouraged in para 28. Local air quality issues are cited in the policy and this aligns with paras

			191 and 192 of the NPPF. Paras 114 to 117 support the approach in the policy to assessing the effects of development and production of travel plans.
TT4	Cycle and Car Ownership	8, 28, 108, Section 12.	This policy seeks cycle parking provision in new residential development that is appropriate to the circumstances of the neighbourhood area and its historic character. It is thus aligned with para 28, and with the approach to sustainable transport set out in para 108 as well as the importance of achieving well designed and beautiful places as set out in Section 12. It is a positive policy which specifically mentions the need for viability.
EC1	Healthy Retail Mix	8, Section 7, 96, 97	This policy seeks to maintain and encourage a variety of economic and social activities in local centres, including offices, shops and social and cultural activities, to the benefit of and in line with the wishes of the local community. While not attempting to override permitted development rules allowing changes to residential use from Class E, it seeks a careful approach based on long term vacancies, which is in line with the aim of ensuring the vitality of town centres as set out in Section 7, and providing facilities to support healthy and safe communities (paras 96, 97).
EC2	Contributing positively to the Retail Environment	8, 96, 116 c, Section 12, 191, Section 16	This policy aims to encourage an attractive retail environment which is in line with the thrust of para 96 to create beautiful buildings, and Section 12 in its emphasis on local design characteristics and the creation of well designed and beautiful places. It aims to avoid clutter as set out in para 116 c. It is in line with Section 16 on the conservation, enhancement and enjoyment of the historic environment and para 191 which encourages the limitation of light pollution.

HC1	Housing Mix	8, 64, 65, 96	In line with the established local need for affordable housing and paras 64 and 65 of the NPPF the policy supports its provision. The need for smaller units is also established and the policy supports the provision and retention of these to meet local need and maintain a mixed community, in line with the NPPF's policy of promoting healthy and safe communities (para 96).
HC2	Community Facilities	8, Section 7, Section 8 esp. 96, 97	This policy aligns with Section 7, Ensuring the vitality of town centres, and Section 8 which promotes measures to create healthy and safe communities, particularly paras. 96 and 97.
HC3	Enhancing Street Life	8, 96, 97, 102, thrust of Section 12	This policy supports the maintenance and provision of high quality public space, an approach which aligns with sustainability objectives as set out in para 8 of the NPPF, as well as paras 96 and 97 which encourage healthy and safe communities in part through the provision of public space, and the thrust of Section 12 on achieving well designed and beautiful places.

Table 2 Contribution of DHNP to Sustainable Development

Policy No.	Policy Name	Soc.	Eco.	Env.	Comment
DH1	Design	+	+	+	In seeking better and more permeable and inclusive design in the area this policy brings positive social benefit, coupled with clear environmental gains from the improved and preserved high quality aesthetic characteristics of the area. These factors also lead to the economic benefits of a well functioning, and attractive environment.
DH2	Conservation Areas and Listed Buildings	+	+	+	In protecting designated heritage assets and their settings this policy brings positive social benefit in contributing to the cultural capital of the area coupled with clear environmental gains from the improved and preserved high quality aesthetic characteristics of the area. These factors also lead to the economic benefits of an attractive, aesthetically and culturally distinctive local environment
DH3	Sustainable Development	+	+	+	In promoting resource efficient and zero carbon development and retro fitting as appropriate this policy has clear environmental benefits, and social benefits resulting from lower heating costs as well as mitigating the potential impacts of flooding etc. Lower lifetime costs will also have economic benefits.
DH4	Clean and Considerate Construction	+	+	+	In encouraging modern methods of construction this policy has economic benefits as well as environmental benefits in the control of impacts of construction and pollution, and social benefits resulting from a better residential environment for existing residents.
DH5	The Urban Realm	+	0	+	In seeking to improve the greening of the urban environment the policy brings environmental benefits, as well as social benefits. In avoiding hindrance to accessibility in the streetscape it results in positive social benefit, as well as aesthetic benefits. Its impact is considered to be neutral in economic terms.

NE1	Supporting Biodiversity and Mitigating Climate Change	+	+	+	In supporting biodiversity and wildlife movement this policy brings environmental benefits including those relating to adaptation to and mitigation against climate change. The cultural significance of the assets brings social benefit and the cumulative impact of the policy is considered to bring economic benefit.
NE2	Ecological Networks and Biodiversity Corridors	+	+	+	In supporting biodiversity and wildlife movement this policy brings environmental benefits including those relating to adaptation and mitigation against climate change. The cultural significance of the assets brings social benefit and the cumulative impact of the policy is considered to bring economic benefit.
NE3	Local Green Spaces	+	+	+	In designating local green spaces this policy brings clear social, cultural and environmental benefits together with the economic benefits of an attractive, aesthetically and culturally distinctive local environment.
NE4	Trees	+	+	+	In protecting important local trees for their streetscape and biodiversity value as well as veteran trees this policy brings environmental benefits including those relating to adaptation to and mitigation against climate change. The cultural significance of the trees brings social benefit and the contribution to the quality of the environment has economic benefit.
BA1	Local Requirements for Basement Impact Assessments and Mitigation	0	0	+	Whilst there could be social and economic benefit from avoiding the potential harm that this policy addresses the primary benefits are environmental with respect to ground conditions in terms of geology and hydrology, in addition to environmental benefit to neighbouring buildings. Any additional economic cost of providing further information regarding site conditions is considered to be outweighed by the benefit gained should the site be found to be appropriate, this is therefore scored as neutral.

BA2	Basement Construction Plans and Monitoring	0	0	+	Whilst there could be social and economic benefit from avoiding the potential harm that this policy addresses the primary benefits are environmental with respect to ground conditions in terms of geology and hydrology, in addition to environmental benefit to neighbouring buildings. Any additional economic cost of providing further information regarding site conditions is considered to be outweighed by the benefit gained should the site be found to be appropriate, this is therefore scored as neutral.
BA3	Local Requirements for Construction Management Plans	+	0	+	There is considered to be positive social and environmental benefit from controlling pollution and disruption during the construction phase of basement development. The economic impact is considered to be neutral.
TT1	Traffic Volumes	+	0	+	This policy provides social and environmental benefit in its ambition to control air and noise pollution in the plan area. It is considered to have neutral economic benefits given that it is linked to the impact of development rather than to all development.
TT2	Pedestrian Environments	+	+	+	This policy is considered to bring positive benefits across all three measures resulting from a legible, usable environment which encourages people to use their local facilities.
TT3	Public Transport	+	+	+	The benefits to the environment from pollution reduction, and the social benefit of accessible services, are clear outcomes from this policy. The economic gains are realised through reduced congestion.
TT4	Cycle and Car Ownership	+	0	+	Benefits are gained with respect to the environment in terms of reduced pollution and socially through health. While the policy may result in slightly increased cost of development in relevant cases, there are economic gains through reduced congestion, so the Economic aspect is scored as neutral.

EC1	Encouraging a Healthy Retail Mix	+	+	0	The policy brings social and economic benefits arising from vital and vibrant town and neighbourhood centres. The environmental impact is considered to be neutral.
EC2	Contributing positively to the retail environment	+	+	+	The policy brings social and economic benefits arising from vital and vibrant town and neighbourhood centres. It is considered to be positive in environmental impact as a result of the aesthetic benefit of well designed frontages.
HC1	Housing Mix	+	+	0	The provision of affordable housing of social and non social tenure enables the social and health benefits deriving from a mixed community in addition to providing for a range of workers in the area. The provision of housing which addresses local deficiencies has social benefits. The environmental benefits are considered to be neutral.
HC2	Community Facilities	+	+	0	The majority of the policy benefits arise from social and health gains of a community well served by health, education and cultural facilities and meeting places.
HC3	Enhancing Street Life through the Public Realm	+	0	+	Accessible and useable public space brings the social and health benefits of community vibrancy and cohesion. There are environmental benefits from aesthetic considerations. The impact is considered to be neutral in economic terms.

Table 3 General Conformity of the Draft Hampstead Neighbourhood Plan with the Development Plan (London Plan 2021, Camden Local Plan 2017), draft [Camden Local Plan 2024](#)

DHNP Policy	Development Plan Policy	Commentary
DH1 Design	London Plan GG Obj 1, 2 Chapter 3, Design Policy D1, D3, HC3, T2	Policy DH1 nests within Good Growth Objective 1, Building Strong and Inclusive Communities, and GG2 Making the Best Use of Land, with its references to understanding what is valued about places and ensuring that new buildings respect this and contribute positively and are resilient and inclusive. The policy aligns with London Plan policy D3, especially the references to local character, layout, legibility etc. in section D. HC3 sets out a strategic approach to the protection of views which is encouraged on a local level in local policy DH1. T2 sets out a general approach to healthy streets, including permeability as set out in the policy.
	Camden Local Plan SO1, SO7, SO12, Policy D1	The policy nests within strategic objectives 1, 7 and 12 as it seeks to preserve and enhance the area's unique character and appearance, promote high quality, safe and sustainably designed buildings and promote and protect high levels of amenity and quality of life. The policy adds detail to Policy D1 Design in its reference to the character areas of Hampstead, protection of views, among other provisions.
	Draft Camden Local Plan 2024 D1, D4, CC1, T5	This policy supports the revised draft D1, which overall provides a more comprehensive and ambitious set of design requirements, with a stronger focus on sustainability, health, diversity, and high-quality outcomes than the 2017 version, as does DH1 of the HNP. D4 is a new policy addressing extensions and alterations. It supports well-designed, subordinate extensions and alterations to houses and flats in Camden that respect the main building, townscape, amenity, and deliver energy and biodiversity improvements. CC1 resists the excessive loss of gardens. Policy T5 requires all new developments in Camden to be car-free, limits on-street and on-site parking, resists provision of on-site parking except for disabled spaces, essential needs, or car club spaces, requires EV charging points for any on-site parking, supports redevelopment of existing car parks, and resists development of boundary treatments and gardens for vehicle crossovers and on-site parking.

DH2 Conservation Areas and Listed Buildings	London Plan GG Obj 5 Policy HC1	Good Growth Objective 5 regarding the Economy refers in clause F to promoting and supporting London's cultural heritage. Policy HC1 sets a strategic framework for the approach set out in this policy.
	Camden Local Plan SO1, SO7 Policy D1, D2	This policy conforms to CLP Policy D1 b, and q in respect of historic context, and is in general conformity with Policy D2 Heritage in its approach to designated heritage assets.
	Draft Camden Local Plan 2024 D5 Heritage	This policy supports Camden 2024 D5 policy, which provides a more comprehensive and robust framework for protecting Camden's heritage, with a stronger emphasis on preserving significance, allowing sensitive adaptations for sustainability, and resisting incremental or cumulative changes that could erode heritage value over time.
DH3 Sustainable Development	London Plan GG Obj 5, 6 Policy G7, SI 2, SI 4, SI 7, SI 13	Good Growth Objective 6, Increasing efficiency and resilience, concerns energy and other resource efficiency and the move to low carbon and net zero, and Objective 5 clause H specifically links this to the economy. Policy G7 encourages the protection of trees and policy DH 3 aligns with this. Policy SI 2 sets out the approach to reducing greenhouse gas emissions and policy DH3 applies this general approach to all development. Policy SI 4 addresses heat risk, and policy DH3 4 includes measures to deal with this. Policy DH3 also supports the circular economy approach set out in SI 7 and sustainable drainage as set out in SI 13.
	Camden Local Plan SO 9 Policy D1, D2, CC1, CC2	This policy aligns with D1 clauses c and d, and with clauses a to f of policy CC1 which deals with climate change. It is also in line with the thrust of the second part of policy CC2 which deals with sustainable construction, and in its reference to sensitive retrofitting of listed buildings is in line with policy D2.
	Draft Camden Local Plan D1, D4, D5, CC1, CC5, CC6, CC10, CC3, CC12, CC9	This policy supports many policies in the draft Local Plan. CC1 requires all development to prioritise climate change mitigation and adaptation through measures like retrofitting, reuse, circular economy, net zero carbon, resilience, and sustainable drainage. CC6 aims to drive significant improvements in new building energy efficiency and on-site renewable generation to achieve net zero carbon operation. It sets clear, ambitious targets for space heating,

		<p>overall energy use, and renewable energy generation. CC5 supports energy efficiency improvements in existing buildings, requiring development proposals to demonstrate how they will implement appropriate energy efficient measures, reduce space heating demand to 50 kWh/m²/yr, be fossil fuel-free and use low carbon heat, maximize on-site renewable energy generation, and submit an energy statement, with additional flexibility for conservation areas and listed buildings. Policy CC10 requires residential development over 500 sqm or 5+ dwellings to achieve BREEAM domestic refurbishment "excellent", non-residential refurbishment over 500 sqm to achieve BREEAM non-domestic refurbishment "excellent", and new non-residential over 500 sqm to achieve BREEAM non-domestic new construction "excellent", to ensure the highest possible standards of sustainable design and construction. Policy CC3 - Circular economy and reduction of waste. Policy CC8 requires development to minimize overheating through passive design measures, resist active cooling except where clearly needed and offset with on-site renewables, and incorporate cooling materials, finishes, and greening. CC12 seeks sustainable drainage and CC9, water efficiency.</p>
<p>DH4 Clean and Considerate Construction</p>	<p>London Plan Policy SI 7, T4</p>	<p>This policy reflects the approach set out in London Plan policy SI 7 on reducing waste and supporting the circular economy, and in T4 on assessing and mitigating transport impacts, including from construction.</p>
	<p>Camden Local Plan SO 1, 12 Policy A1</p>	<p>This policy responds to local circumstances and the dense and largely residential character of the area and seeks to minimise the disturbance and pollution which can arise from development. In this it is in line with Objectives 1 and 12 of the Local Plan and policy A1 I, which refers to the impacts of the construction phase.</p>
	<p>Draft Camden Local Plan 2024, A1 Protecting Amenity</p>	<p>This policy support paragraph 13.22 in the draft Local Plan: "The Council will also expect developers to sign up to the Considerate Constructors Scheme and Construction Logistics and Community Safety (CLOCS) monitoring and adhere to the Guide for Contractors Working in Camden. Construction implementation contributions and monitoring fees will be apply to each development. A Construction Management Bond is held by the Council from the developer, which is returned on completion of the works if there has been no breaches with the CMP."</p>

<p>DH5 The Urban Realm</p>	<p>London Plan GG Obj 1, 3 Policy D8, SI 4, SI 7, SI 13, T2</p>	<p>This policy is in line with Good Growth Objective 1, Building Strong and Inclusive Communities and its emphasis on good quality public spaces, and Objective 3 regarding Creating a Healthy City. It is in line with policy D8 of the London Plan. It includes measures to mitigate the urban heat island as set out in SI 4, to reduce waste as set out in SI 7, to improve sustainable drainage as in SI 13 and encourage Healthy Streets as in T2.</p>
	<p>Camden Local Plan SO 7 Policy D1, D4</p>	<p>This policy is in line with Objective 7 in its reference to high quality places and streets, as well as D1 and the detail of policy D4 on Advertisements.</p>
	<p>Draft Camden Local Plan 2024 D1, D7</p>	<p>DH5 supports Policy D1, which requires public spaces provided as part of developments to be well-designed, safe, accessible, green, and reflective of local community diversity through features co-designed with residents. Policy D7 requires advertisements and signage to preserve or enhance local character, be of high-quality design, and avoid negative impacts on public safety, amenity, heritage, and the public realm.</p>
<p>NE1 Supporting Biodiversity and Mitigating Climate Change</p>	<p>London Plan GG Obj 2, 3,6 Policy G1,G6</p>	<p>Good Growth Objective 2 Making the Best Use of Land refers in clause F to protecting and improving green infrastructure and biodiversity and this is in line with GG3 Creating a Healthy City. The policy is also in line with Objective 6, Increasing Efficiency and Resilience, with its reference to mitigating climate change. Policy G1, and particularly clause D, supports the approach in policy NE1, as does G6 D.</p>

	<p>Camden Local Plan SO 9, 10 Policy A3</p>	<p>The policy supports policy A3 regarding the promotion of biodiversity, including clause d regarding assessment of the benefits to biodiversity, and is in general conformity with that policy.</p>
	<p>Draft Camden Local Plan NE1, NE2 Biodiversity and Policy CC1 Responding to the Climate Emergency.</p>	<p>This policy supports a new policy in the draft Local Plan: Policy NE1 aims to conserve and enhance Camden's natural environment by protecting and enhancing open spaces, Metropolitan Open Land, nature conservation sites, trees, green corridors, and opportunities for residents to access and engage with nature, while requiring biodiversity enhancements, sustainable drainage, and contributions to local nature recovery and green infrastructure strategies. Paragraph 11.30 states: The Council recognizes the biodiversity value of private gardens and will resist excessive loss of garden space through the planning process, while seeking to negotiate restoration of front gardens to improve biodiversity, particularly where it</p>

		contributes positively to heritage assets and conservation areas. Policy CC1 resists “excessive loss of garden space through the planning process, while seeking to negotiate restoration of front gardens to improve biodiversity, particularly where it contributes positively to heritage assets and conservation areas.”
NE2 Ecological Networks and Biodiversity Corridors	London Plan GG Obj 2, 3, 6 Policy G1, G6, G7	This policy contributes to Good Growth Objective 3, Creating a Healthy City, due to the beneficial effects of the natural environment on mental and physical health. Good Growth Objective 2 Making the Best Use of Land refers in clause F to protecting and improving green infrastructure and biodiversity. Policy G1 supports the approach taken in policy NE2, as does G6, and G7 in relation to trees.
	Camden Local Plan SO 10 Policy A3	This policy is in line with policy A3 on biodiversity.
	Draft Camden Local Plan NE1, NE2	This policy supports Policy NE2, which requires development to protect and enhance biodiversity by safeguarding habitats and species, preparing ecological assessments, mitigating impacts, realizing biodiversity benefits through design, achieving at least 10% biodiversity net gain, recognizing the value of gardens, providing enhancements for extensions and alterations, and securing long-term management plans and monitoring.
NE3 Local Green Spaces	London Plan GG Obj 1,2,3 Policy G1, G4	This policy is in line with Good Growth Objective 1, Building Strong and Inclusive Communities and its emphasis on good quality public spaces, and Objective 2 refers in F to local green spaces. GG3 Creating a Healthy City in G refers to green spaces. Policy G1 directly supports the protection and identification of open spaces and green features in the environment, as does G4, and policy NE3 aligns with these.
	Camden Local Plan SO10, 11, 12 Policy A2	This policy fulfils objectives of the Local Plan in the improvement of parks and open spaces and protection and enhancement of biodiversity (SO10) as well as health (SO11), amenity and quality of life (SO12). It is in general conformity with Policy A2 Open Spaces.
	Draft Camden Local Plan NE1, N1	NE1 states that the Local Plan will support communities seeking the designation of Local Green Spaces through the neighbourhood planning process. N1 supports open space, greening and biodiversity enhancements specifically in North Camden.

NE4 Trees	London Plan GG Obj 1,2,3,6 Policy G7	This policy supports the same objectives as NE3 as listed above, and in addition it assists in mitigating climate change as in Good Growth Objective 6. The policy is in line with policy G7 of the London Plan.
	Camden Local Plan SO 10, 12, Policy A3, CC2	The policy supports policy A3 Biodiversity by providing further detail regarding the protection of trees with biodiversity, local character and streetscape value as well as protection of veteran trees. It supports the Local Plan climate change policies including Policy CC2 in the promotion of green infrastructure.
	Draft Camden Local Plan NE3	This policy supports a new Camden policy, NE3 that aims to protect existing trees and secure additional tree planting by resisting loss of significant trees, making Tree Preservation Orders, requiring trees to be integrated into development design, protected during construction, replaced if lost, and additional trees incorporated into detailed landscaping schemes for major developments.
BA1 Local Requirement s for Basement Impact Assessmen ts	Local Plan GG Obj1 Policy D10, G7	Good Growth Objective 1 in clause A encourages early engagement with stakeholders which would be beneficial in the case of basement development. Policy D10 specifically encourages district level policies on large-scale basements where this is an issue, as it is in Hampstead, and G7 protects trees, as set out in policy BA1.

and Mitigatio n		
	Camden Local Plan SO 7, 12 Policy A5	This policy is in general conformity with A5, Basements.
	Draft Camden Local Plan Policy D6 Basements	This policy supports Camden's revised basement policy, which limits basement construction to the footprint of the building and specifies that impacts on green space or trees must be minimized and addressed through restoration and replacement. Also, applicants must

		demonstrate that they have sought to offset the carbon impact of basement construction by reducing energy demand across the whole building.
BA2 Basement Construction Plans and Monitoring	London Plan GG Obj 1 Policy D10	See comment under policy BA1 above.
	Camden Local Plan SO 7,12 Policy A5	This policy is in general conformity with A5, Basements.
	Draft Camden Local Plan D6	This policy is in general conformity with D6, Basements.
BA3 Local Requirement s for Construction Management Plans	London Plan GG Obj 1 Policy D10, T4	See comment under policy BA1 above. In addition policy T4 refers to assessing and mitigating transport impacts, including those from construction.
	Camden Local Plan SO7, 12 Policy A5	This policy is in general conformity with A5, Basements.
	Draft Camden Local Plan Policy D6 Basements	This policy is in general conformity with D6, Basements.
TT1 Traffic Volumes	London Plan GG Obj 3 SI 1, T2, T4	Good Growth Objective 3 Creating a Healthy City refers in F to improving air quality, which is supported by this policy. Policy SI 1 regarding air quality is also directly relevant, as is T2 on Healthy Streets and T4 on assessing and mitigating transport impacts.

	Camden Local Plan SO 8,11,12 T4, CC4	This policy contributes to the achievement of objectives SO8, 11, and 12 and to wellbeing and health in general. It is in general conformity with Policy T4 Sustainable movement of goods and materials in that it seeks assessments of the impacts of movements arising from development where these are likely to be considerable using trip generation as a trigger for Transport assessments and DSMP's. It is also in line with policy CC4 on Air Quality.
	Draft Camden Local Plan T1, T2, and CC1	This policy supports policy T1 of the draft Local Plan, which prioritizes safe, active, healthy, affordable, and sustainable transport to maximize well-being, reduce emissions, improve air quality, tackle climate change, and deliver sustainable communities and T2, which supports walking, wheeling, and cycling. CC1 Responding to the Climate Emergency also supports sustainable travel.

TT2 Pedestrian Environment s	London Plan GG Obj 1, 2, 3 T2	This policy is in line with Good Growth Objective 1, Building Strong and Inclusive Communities and particularly E. Objective 2, Making the Best Use of Land, in G encourages good pedestrian provision to encourage sustainable travel, which in turn contributes to the achievement of Objective 3, Creating a Healthy City. Policy T2 encourages Healthy Streets, and the local policy is in line with this.
	Camden Local Plan SO 7, 8 T1, T3, D2	The policy is in general conformity with Policy T1 which prioritises walking, cycling and public transport, and the objectives of that policy particularly in relation to improving the pedestrian environment. It also conforms to policy T3 Transport Infrastructure in seeking to protect pedestrian routes, and is line with the thrust of policy D2 regarding heritage.
	Draft Camden Local Plan T1, T2	The policy is in general conformity with T1 and T2 of the draft Local Plan.
TT3 Public Transport	London Plan GG Obj 2, 3 S1, S2, S3, SI 1, T1, T4	The policy takes account of particular local circumstances to contribute to the achievement of Good Growth Objective 2 B, prioritising the use of land well served by public transport for particular uses. It positively supports Objective 3, Creating a Healthy City, both in the provision of health infrastructure and the means of access to it. It is in line with S3 and particularly E, and S2 C, and S3 B (2) as well as SI 1, T1 B and T4.

	Camden Local Plan SO8, 11 T1, T3, C2	This policy responds to local circumstances and is in conformity with Policy T1 which prioritises walking, cycling and public transport. It also conforms to policy T3 Transport Infrastructure in seeking to achieve improvements, and supports policy C2 in the provision of community facilities which are accessible.
	Draft Camden Local Plan T3 Public Transport, T1, T2	The policy supports the new draft T1, T2 and T3
TT4 Cycle and Car Ownership	London Plan GG Obj 2,3 T5	This policy is specific about local cycle parking provision and goes further than the London Plan in relation to three bedroom properties. It supports the relevant parts of Good Growth Objectives 2 and 3, which encourage sustainable forms of transport, and policy T5 on cycling and is in general conformity with them.
	Camden Local Plan SO 8, 11 T1	The policy is in general conformity with policy T1 which prioritises walking, cycling and public transport. It sets additional local standards for the provision of cycle parking in relation to three bedroom properties.
	Draft Camden Local Plan Policy T2	This policy helps support the new draft Local Plan Policy T2, which requires development to “provide for high quality, accessible, inclusive, convenient, and safe cycle parking facilities, exceeding the minimum standards outlined in the London Plan (emphasis ours) , and design requirements outlined within the Camden Planning Guidance on Transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, considering the size and location of the development.” Camden provides designated cycle lanes on Haverstock Hill, which turns into Rosslyn Hill, on the edge of the Plan area.
EC1 Encouraging a Healthy Retail Mix	London Plan GG Obj 1, 5 SD6,7,8, E1, E9	This policy is locally specific and supports Good Growth Objectives 1 Building Strong and Inclusive Communities and particularly F, and 5 G regarding town centres. London Plan policies strongly support town centres as in SD6 and 7, as does this policy although it takes a more cautious and locally cognisant approach to residential development. SD8 F is relevant in its description of neighbourhood centres. E1 E supports the retention of offices outside major office clusters where appropriate, and local policy EC1 is in line with this. Policy E9 and particularly sections C and F support the overall

		approach in the Neighbourhood Plan.
	Camden Local Plan SO5 TC2, TC4, TC5	The policy is in general conformity with the Local Plan Policy TC2. It seeks to retain economic uses at first floor level and resist changes of use from commercial to residential use unless there is a history of vacancy. This is in general conformity with TC2 in relation to Housing above and below shops given that TC2 states this should not 'prejudice the town centre function'. It also complies with policy TC4 Town centre uses and is compliant with policy TC5 in encouraging small and independent shops.
	Draft Camden Local Plan Policy N1 North Camden, IE6 Supporting Town Centres and High Streets	EC1 supports the new policy N1, which protects the stock of offices in the North of the borough and supports proposals for small scale office provision in Hampstead town centre and neighbourhood centres in this area "where this is of a commensurate scale for its location, in line with Policy IE2 (Offices)." The policy states that the Council will continue to support and protect Hampstead Town and Neighbourhood Centres to "ensure they remain successful and vibrant centres that meet the needs of residents, workers and visitors in line with the policies set out in the Plan, with any additional retail provision to be provided in accordance with Policy IE6 (Supporting town centres and high streets)." Policy IE6 aims to promote successful and vibrant town centres and high streets in Camden by protecting and enhancing their distinctive character, supporting a range of retail, cultural, community and leisure uses, allowing temporary 'meanwhile' uses, prioritizing smaller and affordable premises, requiring well-designed frontages and environmental improvements, and applying a sequential approach to locating major town centre uses outside designated centres.
EC2 Contributing positively to the retail	London Plan GG Obj 1,5,8 SD6, SD7	This policy deals with the design and environment of town centres and supports Good Growth Objective 1 Building Strong and Inclusive Communities particularly E and F, and Objective 5 Economy in F and G, with regards to heritage assets and town centres. London Plan policies strongly support town centres as in SD6 and 7,

environment		
	Camden Local Plan SO 4, 5 TC2, TC4, D1, D2, D4	This is in general conformity with policy TC2 in relation to the character of development, and the design of new retail spaces, and policy TC4 Town centre uses regarding the character of development. In addition the policy conforms to the design and heritage policies of the Local Plan in particular D1 Design and D2 Heritage in seeking high quality design and protecting and improving non-designated heritage assets in restoring historic frontages. In addition this local policy provides further detail to Local Plan policy D4 Advertisements and is in general conformity with it.
	Draft Camden Local Plan 2024 D7, D8, and N1	Policy D7 requires advertisements and signage to preserve or enhance local character, be of high-quality design, and avoid negative impacts on public safety, amenity, heritage, and the public realm. Policy D8 requires high quality, well-designed shopfronts that make a positive contribution to the building, context and public realm, with a presumption to retain original shopfronts of architectural or historic value. N1 protects the Hampstead Town village centre and neighbourhood centres (South End Green).
HC1 Housing Mix	London Plan GG Obj 1, 4 H4, H6, H8, H10	This locally-tuned policy is in line with Good Growth Objective 1, Building Strong and Inclusive Communities and Objective 4, Delivering the Homes Londoners Need. It also aligns with H4, Delivering Affordable Housing and the overall approach of H6, and the thrust of both H8 and H10 with reference to local circumstances.
	Camden Local Plan SO 2,3 H2,H3,H4,H5, H6, H7	This policy is in general conformity with policy H2 in its support of self-contained housing delivery, with H3 Protecting existing homes in its resistance to the loss of small residential units and H4 Maximising the supply of affordable housing. The policy particularly seeks to implement policies H6 Housing choice and mix and H7 Large and small homes. The latter identifies priority for 2 bedroom social affordable and market housing as 'high' and for 1 bedroom or studio intermediate housing as 'high' at paragraph 3.189 Table 1.

	Draft Camden Local Plan H3, H6, H7	The policy supports H7, which aims to secure a range of home sizes to create mixed, inclusive and sustainable communities, requiring a mix of large (3+ bedrooms) and small (studio, 1-2 bedrooms) homes that contribute to the Council's Dwelling Size Priorities, while allowing flexibility based on site constraints, viability, and the need to maximize affordable housing delivery. It also supports H3, which aims to protect existing housing through loss of floorspace and conversion, and conversion that would result in a net loss of homes, except in limited circumstances and H6, which aims to create mixed, inclusive, and sustainable communities by seeking a diverse range of housing products and tenures to meet the needs of Camden's existing and future households
HC2 Community Facilities	London Plan GG Obj 1 S1, S3, HC5	This policy is in line with Good Growth Objective 1, Building Strong and Inclusive Communities and particularly C, and the thrust of policy S1, and S3 (D). It also aligns with the thrust of HC5 supporting culture and creative industries.
	Camden Local Plan SO 1, 2 C1, C2, C3	This policy is in general conformity with Local Plan policies regarding community, health and wellbeing. It seeks to protect these assets in line with policy C1 Health and well being. In particular it defines specific facilities addressed by policy C2 Community facilities and C3 Cultural and leisure facilities.
	Draft Camden Local Plan SC2	This policy supports SC2, which aims to ensure social and community infrastructure is developed and modernized to meet changing community needs, by securing contributions for new/improved facilities that are well-designed, accessible, and promote inclusion, while safeguarding existing infrastructure unless a replacement facility is provided or it is demonstrated there is no viable social/community use and the preferred alternative is affordable housing.

HC3 Enhancing Street Life through the Public Realm	London Plan GG Obj 1 T2	This policy is in line with Good Growth Objective 1, Building Strong and Inclusive Communities and particularly C and D, and with policy T2 on Healthy Streets.
	Camden Local Plan SO7, 12 D1, T1	This policy conforms to policy D1 Design in relation to the provision of outdoor space and avoidance of overshadowing public space. It also seeks to deliver an environment to support T1 which prioritises walking, cycling and public transport.
	Draft Camden Local Plan Policy A2, SC3 IE6	The policy is in general conformity with SC3, IE6 and A2, which expects development adjacent to public space to provide overlooking (natural surveillance). Policy SC3 aims to protect, enhance, and improve access to Camden's high-quality public open spaces by safeguarding designated open spaces, requiring new developments to contribute to open space provision, and ensuring new or enhanced open spaces are designed and managed to a high standard. Policy IE6 aims to promote successful and vibrant town centres and high streets in Camden by protecting and enhancing their distinctive character, supporting a range of retail, cultural, community and leisure uses, allowing temporary 'meanwhile' uses, prioritizing smaller and affordable premises, requiring well-designed frontages and environmental improvements, and applying a sequential approach to locating major town centre uses outside designated centres.