

Assessment against local policy

Policy	Content summary	Extent of policy and comment
Camden Development Policies		
Policy 1 – Mixed use development	Policy to support the mix of uses in development where appropriate in appropriate parts of the borough including provision of affordable housing.	The Order is for 125 units, approximately 1,200 sq.m. of commercial floor space (Use Class A1/A3/D1), 900 sq.m. Communal space, a new ‘pocket park’, blue badge parking, 242 long stay cycle spaces, and 16 short stay spaces. The proposal is within the CAZ and afforded a PTAL of 6b. It is therefore considered a suitable location for a mixed-use development.
Policy 2 – Making full use of Camden’s capacity for housing	Council will seek to maximises the supply of additional homes in the borough especially homes for people unable to access market housing.	The Order seeks to bring forward 125 units of 1,2, and 3 bedroom units to within a 24 – 48.8% of units affordable depending on viability.
Policy 3 – Contributions to the supply of affordable housing	Requirement for all proposals of 10 units or more to supply affordable housing with a target of 50% of floor space and 50% of units on a sliding scale.	As outlined within the Viability Assessment, the Order seeks 24% - 48.8% of units to be affordable, depending on the final sale price of the land. This will be reviewed later in a viability appraisal following approval in a referendum.
Policy 5 – Homes of different sizes	The Council will contribute to the creation of mixed and inclusive communities by securing a range of self contained homes of different sizes.	The 125 units proposed are between 1, 2, and 3 bedroom developments.
Policy 6 – Accessible homes and wheelchair homes	Target for all homes to be lifetime homes and 10% of homes developed should either meet wheelchair standards	The Design Statement makes reference to meet the compliance with policy.
Policy 10 – Helping promote small and independent shops	The Council will encourage the provision of small shop premises suitable for small and independent businesses	The 1,200 sq.m. of commercial space can be adopted to meet the different needs of businesses and demand in the area. The floor space is requested to be flexible within Use Classes A1, A3, and D1.
Policy 16 – The transport implications of development	Policy to ensure that development is integrated into public transport network and supported by walking, cycling and public transport.	The proposal is in a sustainable location afforded a PTAL rating of 6b. The proposal includes 242 long-term cycle parking spaces and 16 short-term.
Policy 17 – walking cycling and public transport	Support for walking, cycling, and public transport	The site is within a very sustainable location afforded a PTAL rating of 6b and within

		640m if nine bus routes.
Policy 22 – Promoting sustainable design and construction	Support for sustainable design and construction	As outlined in the Sustainability and Energy Statement, the measures contained within the Order contribute towards the scheme meeting BREEAM Excellent.
Policy 23 – Water	Policy to encourage developments to reduce their water consumption	The building will comply with Part L of the building regulations 2013.
Policy 24 – Securing high quality design	Support for high quality design and consideration for character of the area, quality of materials and context.	As the Design Statement shows, the scheme has responded to the character of the area and has been designed to compliment the character of the area.
Policy 25 – Conserving Camden’s heritage	Policy encourages support for developments which seek to maintain the character of Camden’s heritage assets.	As discussed in the attached Heritage Statement, the Order responds to the character of the area and maintains the character of Camden’s heritage assets.
Policy 26 – Managing the impact of development on occupiers and neighbours	Approval will not be given to developments which cause harm to neighbouring users.	The Order is not considered to be detrimental to the existing neighbouring uses. The principle of residential use on site has been considered acceptable through the extant permission.
Camden Core Strategy		
Policy CS1 Distribution of growth	Supports the growth in the most suitable locations and managing growth to make sure that opportunities and benefits achieve sustainable development.	The site is within an area afforded a PTAL level of 6b. It is an underused site and suitable for redevelopment as acknowledged by the extant permission.
Policy CS3 Other highly accessible areas	The Council will promote appropriate development in highly accessible areas, which are suitable for homes, shops, food, drink and entertainment uses.	The proposal is within the CAZ and a very accessible location. The Order includes the provision of 1,200 sq.m. of commercial floor space, and is in close proximity to existing amenities.
Policy CS6 Providing quality homes	Council will aim to make full use of Camden’s capacity for housing also seeking to ensure that the maximum reasonable amount of affordable housing provision.	The Order contains an initial viability assessment which demonstrates the proposal can accommodate between 24% and 48.8% of units to be affordable. The Order seeks 125 residential units on site to maximise Camden’s housing capacity.
Policy CS8 Promoting a successful and inclusive Camden economy	The Council will secure a strong economy in Camden by expecting a mix of employment types and facilities.	The Order contains 1,200 sq.m. of commercial floor space to ensure a mix of uses on the site and encourage on site employment opportunities.
Policy CS11 Promoting	Support for sustainable travel	The Order proposes a car free

sustainable and efficient travel	and movement, minimising car parking.	development (apart from blue badge holders) with appropriate cycle parking provision to encourage future residents to use sustainable transport.
Policy CS13 Tackling climate change/higher environmental standards	The policy supports development which minimises the effects of climate change and encourages development to meet the highest feasible environmental standards.	The Order contains measures which seek to ensure that the scheme will achieve BREEAM Excellent as shown in the pre-assessment.
Policy CS14 Promoting high quality places and conserving our heritage	Policy supports respect of the character and context of an area which preserves and enhances Camden’s rich and diverse heritage assets.	As the attached Heritage Statement discusses, there is no adverse impact reported on neighbouring heritage assets.
Policy CS15 Protecting & improving parks/ open spaces; encouraging biodiversity	Policy supports open spaces within developments and those which incorporate the protection/enhancement of biodiversity.	The proposal includes a variety of shared spaces including 900sq.m. of communal space enclosed on three sides.
Policy CS19 Delivering and monitoring the Core Strategy	The policy supports co-operation with partners to deliver the objectives and policies of the Core Strategy.	The Order has co-operated with a number of statutory and non-statutory consultees. This is discussed further in the attached Consultation Report. There has been no objections during the consultation process from statutory consultees.

Policy	Extent of policy and comment
Mount Pleasant SPD February 2012	
<p>Development Objective 1</p> <p>Create a new neighbourhood which integrates fully into the local area and supports a new mixed and balanced community;</p>	<p>The proposal has complied with the objective through being shaped by the community to ensure that it integrates with the neighbourhood’s desires for the area.</p> <p>The proposal includes a mix of uses including 1,200 sq. m. of commercial floor space, 900 sq. m. of open space, communal roof terraces and a pocket park.</p> <p>The order includes a mixture of private and affordable housing ad reflected in objective 2 below.</p>
<p>Development Objective 2</p> <p>Provide new housing, particularly affordable housing, much of which would be homes suitable for families.</p>	<p>The proposal is accompanied by an initial viability appraisal. This demonstrates that the provision of affordable housing is directly linked to the final sale price of the land from the freeholder. The assumed affordable housing provision will be between 24-48.8% of the total number of units.</p>
<p>Development Objective 3</p> <p>Help promote a strong local economy that provides a range of opportunities for different types and sizes of businesses;</p>	<p>The proposal seeks a flexible planning permission applied to the 1,200 square meters of commercial floor space. This would allow uses to come forwards which are within A, or D1 Use Classes. This would promote a strong economy that provides a range of opportunities and business.</p>
<p>Development Objective 4</p> <p>Open up the site with both new and improved streets that make better connections between Mount Pleasant and the surrounding neighbourhoods;</p>	<p>The site would be opened up with new streets and new public space, to create a welcoming open environmental.</p> <p>The Design Statement shows how the site would integrate within the wider setting and existing communities. The building is lower than the extant permission, and provides a number of routes to traverse the site to open the community space.</p>
<p>Development Objective 5</p> <p>Create new high quality and inclusive public spaces for local people both on the site and at its four corners</p>	<p>The proposal includes provision for 900 sq. m. of open space, a pocket park, and 1,200 sq. m. of commercial floorspace. This will be to benefit of the wider community to ensure that the Mount Pleasant site doesn’t operate in isolation but rather it integrates within the local community.</p>
<p>Development Objective 6</p> <p>Promote high quality design for buildings and public spaces which sustain and enhance the historic significance of the site and its surrounding area.</p>	<p>The proposal responds positively to the wider character of the area. The attached Heritage Statement and Archaeology Report conclude that the proposal will not have an adverse impact on the character of the Conservation area or neighbouring Listed Buildings.</p>