

Draft Basic Conditions Statement for Draft Hampstead Neighbourhood Plan 2017-2032

Preamble

This report has been prepared for Hampstead Neighbourhood Forum to accompany submission of the Draft Hampstead Neighbourhood Plan 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.

1.0 Introduction

- 1.1 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). They are that the Neighbourhood Plan:
- Has regard to national policy and guidance from the Secretary of State
 - Contributes to sustainable development
 - Is in general conformity with the strategic policy of the Development Plan for the area or any part of that area
 - Doesn't breach and is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC, and Human Rights.
- 1.3 The legal tests also relate to the following conditions:
- The draft neighbourhood plan is submitted by a qualifying body
 - The draft neighbourhood plan sets out policies in relation to the development and use of land
 - The draft neighbourhood plan states the period in which the plan is to have effect
 - The policies do not relate to excluded development
 - The draft neighbourhood plan does not relate to more than one area.

2.0 Meeting the legal tests

- 2.1 The Draft Hampstead Neighbourhood Plan (DHNP) has been produced by the Hampstead Neighbourhood Forum as qualifying body for the neighbourhood area. The Neighbourhood Forum and the Neighbourhood Area were approved by London Borough of Camden on 7 October 2014. The DHNP covers the single Neighbourhood Area as approved.
- 2.2 The policies contained in the DHNP relate to the development and use of land in the designated Neighbourhood Area and do not relate to excluded development in accordance with the Regulations. The Plan period is from 2017 to 2032 and this appears on the front cover of the plan.
- 2.3 Regulation 14 Consultation ran from 8 March to 3 May 2017 covering the required period of 6 weeks.

The Basic Conditions

3.0 Conformity with National Policy

- 3.1 The DHNP has been prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) and advice provided by the Secretary of State. Its production has been informed by Planning Practice Guidance with respect to the production of neighbourhood plans.
- 3.2 The DHNP has responded to the four paragraphs in the NPPF that provide general guidance on neighbourhood planning:
 - Paragraph 16: the DHNP supports the strategic development needs set out in the London Plan 2014 and Camden Local Plan 2017 and plans positively to support local development. The Neighbourhood Plan seeks to provide additional policy to shape and direct development in the neighbourhood area within in the following subject matters: design and the public realm; the historic environment; green infrastructure and biodiversity; 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.

- Paragraph 183: 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 2014 and Camden Local Plan 2017
- Paragraph 184: The DHNP is in general conformity with the London Plan 2014 and Camden Local Plan 2017. Once made the DHNP should be readily considered alongside the development plan and any other material planning considerations in the determination of planning applications.
- Paragraph 185: The DHNP avoids duplication of strategic policies through its focus on providing detail or clarification at a local level.

3.3 The DHNP also fulfils the general requirements of the NPPF with regard to:

- Paragraph 17 core planning principles and seeking to achieve the net gains across elements of sustainable development as advocated by paragraph 152.
- Paragraph 193 in respect of the requirements for information regarding development proposals.

3.4 Table 1 provides a summary of the key relevant paragraphs of the NPPF for each of the DHNP policies. The Hampstead Neighbourhood Forum has commissioned this independent assessment.

4.0 Contribution to Sustainable Development

4.1 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).

- 4.2 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 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 March 2017 and this confirmed that the plan is unlikely to have any negative impacts on European sites.
- 4.3 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.

5.0 General conformity with the Development Plan

- 5.1 The development plan for the Hampstead Area consists of the London Plan (The Spatial Development Strategy for London Combined with Alterations since 2011) dated March 2014 and the Camden Local Plan adopted June 2017.

London Plan 2014

- 5.2 The London Plan 2014 contains a vision and 6 objectives with which the Draft DHNP chimes. In particular (but not exclusively) the DHNP policies conform with:

“Objective 3: A city of diverse, strong, secure and accessible neighbourhoods to which Londoners feel attached, which provide all of its residents, workers, visitors and students – whatever their origin, background, age or status – with opportunities to realise and express their potential and a high quality environment for individuals to enjoy, live together and thrive.

Objective 4: A city that delights the senses and takes care over its buildings and streets, having the best of modern architecture while also making the most of London’s built heritage, and which makes the most of and extends its wealth

of open and green spaces, natural environments and waterways, realising their potential for improving Londoners' health, welfare and development....

Objective 6: A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan”

- 5.3 The London Borough of Camden in which Hampstead lies, is in the defined Central Sub Region of the London Plan 2014 (Policy 2.5 Sub- regions and Map 2.1 page 48). It sits within the zone classified as Inner London with the southern part of the Borough in the Central Activities Zone. The DHNP area is to the north of the Borough and wholly contained within the Inner London Zone. The London Plan recognises the varied character of the defined zones and much of the DHNP area is not the same in character to much of the Inner London Zone. The London Plan identifies Hampstead as a District Centre with a night time economy cluster of activities of more than local significance.

Camden Local Plan 2017

- 5.3 The Camden Local Plan has been in production in parallel with the production of the DHNP and the DHNP has had regard to the Local Plan as it has emerged and been adopted. In addition the Forum has had regular advice from and contact with officers at Camden Council.
- 5.4 The Local Plan does not highlight particular policies as the strategic policies to which Neighbourhood Plans should conform rather notes *“The Local Plan sets the strategic context for neighbourhood plans, and these will play an important role in assisting in delivering Camden’s growth...”* paragraph 11.5 page 285. This implies that the Council considers all of the policies in the Local Plan to be strategic policies for the purpose of producing Neighbourhood Plans. The HNDP is considered to nest within the Vision and Strategic Objectives of the Camden Local Plan.
- 5.5 The assessment of the extent of general conformity of DHNP policies with strategic policies in both the London Plan 2014 and Camden Local Plan 2017 is contained in Table 3 and where relevant strategic objectives are cited.

6.0 Compatibility with EU Legislation

- 6.1 The Forum cite that the London Borough of Camden has determined that no policies in the draft plan would require an SEA or Habitats Regulation Assessment. The Local Plan policies were considered to be unlikely to have significant effects on European Sites (Natura 2000) when the screening for Appropriate Assessment under the Habitats Regulations was undertaken. Given the nature of the HNDP policies it can be firmly concluded that the HNDP similarly does not require Appropriate Assessment.
- 6.2 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. It is therefore considered to be compatible with EU Legislation in this respect – namely Article 14 of the European Convention on Human Rights.

7.0 Footnote

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| Table 1: Draft Hampstead Neighbourhood Plan - Summary of relationship with the National Planning Policy Framework | | | |
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| Policy No. | Policy Title | NPPF Paragraph | Commentary |
| DH1 | Design | 9, 17, Chapter 7, 58, 61, 64, 126, 135,137,138 | This policy seeks to improve on design and replace any poor design with better design as advocated by paragraph 9 and the core planning principle 17. It establishes character areas identifying their distinctiveness and historic value. This is in line with the requirements of paragraph 58 of the NPPF - basing policy on established objectives and an understanding and evaluation of the areas defining characteristics. Such characteristics include the historical value, layout and key views and vistas and the policy is in line with all sub bullets in paragraph 58 and connections between people and places paragraph 61. In line with paragraphs 135, it seeks to protect non designated heritage assets and paragraph 137 and 138 regarding the setting of conservation areas. It is wholly in line with paragraph 64 regarding the refusal of development of poor quality design. |
| DH2 | Conservation areas and listed buildings | 17 Chapter 12 126,130,132 133, 137, 138 | This policy is in line with the NPPF in seeking to protect and enhance historical assets, referencing their particular significance identified in Conservation Area Appraisals and Management Strategies. It highlights considerations in relation to paragraph 137 regarding new development making a positive contribution to, or better revealing the significance of a Conservation Area. |
| DH3 | The urban realm | 9, 35 Chapter 7 57,58,61, 67, 69 | This policy seeks to: provide high quality and inclusive design in public spaces (paragraph 57); use streetscapes to create attractive and comfortable places to live, work and visit (paragraph 58) address the |

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| | | | connections between people and places (Paragraph 61); and provide safe and accessible development with clear and legible pedestrian routes (paragraph 69) whilst avoiding street clutter (paragraph 35). It recognises that poorly placed adverts can have a negative impact on the appearance of an area and affect amenity and public safety (paragraph 67). |
| NE1 | Local Green Spaces | 17, 69, 75, 75-78 | 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 78 that policy for Local Green Space should be consistent with policy for Green Belt. |
| NE2 | Trees | 58, 99, 109, 117, 118 | This policy delivers paragraph 58 in relation to using streetscapes to create attractive and comfortable places. It assists in adaptation to climate change (paragraph 99) and the protection and improvement of biodiversity (paragraph 109). It supports paragraph 117 in identifying components of local ecological networks through the Locally Important Tree List (which also identifies trees as important to streetscapes). It also supports the application of paragraph 118 by providing further guidance in relation to veteran trees. |
| NE3 | Biodiversity Corridors | 99, 109, 117, 118 | This policy seeks to protect Hampstead's historic tree lines and biodiversity corridors. It aims to achieve net gains in biodiversity (paragraph 109) and implements paragraph 117 in identifying and designating components of local ecological networks together with the protection and improvement of biodiversity (paragraph 109). The policy addresses adaptation to climate change (paragraph 99). It also supports the application of paragraph 118 by providing further guidance in relation to veteran trees and basement development. |

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| NE4 | Supporting biodiversity | 99, 109, 117, 118 | This policy provides detailed guidance on the factors for consideration in supporting biodiversity through development. It therefore nests in paragraph 99 and in particular 109 to protect and improve biodiversity and paragraph 117 in promoting the preservation, restoration and re-creation of priority habitats. |
| BA1 | Local Requirements for basement impact assessments | 109, 120, 121, 193 | <p>Paragraph 109 of the NPPF notes that the planning system should contribute and enhance the natural and local environment by <i>“preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability”</i>. Policy BA1 addresses the matter of land instability given the local geological and hydrological context and requires basement impact assessment.</p> <p>Policy BA1 addresses the concerns of NPPF: Paragraph 121 states that policies and decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities and that adequate site investigation information, prepared by a competent person, is presented. Policy BA1, in requiring demonstration that proposals would not cause harm is compliant with the provisions of paragraphs 120 and 121 including the need for site investigation information.</p> <p>In particular this policy makes clear the local requirements for information on site investigation under Paragraph 121 of the NPPF and seeks information on planning applications that is relevant, necessary and material (paragraph 193).</p> |
| BA2 | Basement Construction Plans | 121, 193, 203 | Refer to commentary for Policy BA1. In particular this policy makes clear the local requirements for information on site investigation under Paragraph 121 of the NPPF. Clause 4 of BA2 is in line with paragraph |

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| | | | 203 in that it addresses a situation whereby planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. |
| BA3 | Local Requirements for Construction Management Plans | 109 | Paragraph 109 requires the planning system to “ <i>enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability...</i> ” Policy BA3 seeks to control the disturbance from construction and demolition for basement development including noise, vibration, dust and traffic. It seeks Construction (Traffic) Management Plans and details requirements in this respect. |
| TT1 | Traffic Volumes and Vehicle Size | Chapter 4, 35,36,124, 109 | This policy seeks to assist in identifying the transport impacts of proposed development, seeking no net increase in motor traffic or vehicle pollution other than that from deliveries and servicing. It seeks Delivery and Servicing Management Plans for developments that will generate additional traffic from deliveries and servicing to demonstrate no net increase in motor traffic or vehicle pollution and mitigating measures if necessary. In addition the policy seeks approval of Construction Management Plans for basement excavations and all construction or refurbishments over 300m ² Gross Internal Area prior to grant of planning permission. The policy seeks the restriction of vehicle size to 7.5Tonne unless this is not feasible. The policy is to be implemented through planning conditions or obligations. Finally it requires a travel plan to be monitored annually for the first five years post construction if it entails significant measures to offset or mitigate its transport impact. |

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| | | | <p>The policy has regard to the principle of paragraph 35 in exploiting opportunities to use sustainable transport modes in the location of development and address matters of efficient delivery and servicing of goods and supplies. Also paragraph 36 requiring a Travel Plan for development generating a significant amount of movement.</p> <p>The policy seeks to implement paragraph 109 of the NPPF in preventing both new and existing development from “<i>contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels ofair pollution</i>”. In this regard the policy particularly reflects paragraph 124 in that it seeks to sustain compliance with and contribute towards EU limit values or national objectives for pollutants regarding air quality, AQMA and local air quality action plans. Whilst the threshold for development caught by this policy is perhaps not of the scale inferred by the NPPF as ‘significant’ (paragraphs 32 and 34) it is the local conditions of air quality and pollution from motor vehicles that have led to the policy being proposed. At a local level the development is significant in its impact and the policy is therefore dealing with a locally significant level of potential traffic generation and consequent air pollution. It is therefore considered to have regard to the NPPF.</p> |
| TT2 | Pedestrian Environments | 35, 58, 69 | <p>The policy sets objectives for public realm improvements relating to developments in terms of design considerations for pedestrians and cyclists. It conforms to the principle of paragraph 35 in exploiting opportunities to use sustainable transport modes in the location of development, giving priority to pedestrian and cycle movements, and paragraph 58 regarding the functioning of development. In addition paragraph 69 is fulfilled in aiming for clear and legible pedestrian routes to support healthy communities.</p> |

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| TT3 | Public Transport | 30,34,35, 162 | <p>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 unless public transport improvements to raise the PTAL score are secured through planning obligations.</p> <p>In principle it therefore has regard to paragraph 30 of NPPF supporting patterns of development that facilitate sustainable modes of transport, paragraph 34 locating developments that generate significant movement and paragraph 35 in exploiting opportunities to use sustainable transport modes in the location of development. It seeks to achieve appropriate infrastructure (paragraph 162).</p> <p>Please also refer to summary for Policy TT1 above.</p> |
| TT4 | Cycle and Car Ownership | 39,162 | <p>This policy sets standards for cycle parking spaces for apartment blocks in number and nature such as cover and access with the caveat that this is viable and sympathetic to the character of the surrounding area. It therefore has regard to paragraph 39 and 162.</p> |
| EC1 | Healthy retail mix | 23 | <p>This policy seeks to support the viability and vitality of the town and neighbourhood centres and promote their individuality in line with paragraph 23 by encouraging commercial first floor uses and maintaining core frontages and small units.</p> |
| EC2 | Contributing positively to the retail environment | 23, 126 | <p>This policy seeks to support the viability and vitality of the town and neighbourhood centres and promote their individuality in line with paragraph 23 by encouraging shopfronts and advertising to respect and the original features of shop fronts in town centres adding to the historical and architectural quality of the centres. In this respect it nests with paragraph 126 of the NPPF regarding the contribution of the historic</p> |

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| | | | environment to the character of the centres. |
| HC1 | Promoting a mix of housing | 50 | This policy supports the provision of social affordable housing, and seeks to reduce the loss of small self-contained dwellings, and increase the provision of small self-contained dwellings in non-social housing. This is in general conformity with paragraph 50 seeking a mix of dwelling size and tenure. |
| HC2 | Community Facilities | 70 | This policy identifies specific social infrastructure of local importance for protection including cultural, historic, medical and educational facilities, unless replacements are provided or there is no longer need. It particularly seeks to protect facilities for older and vulnerable people. The policy has regard to paragraph 70 in planning positively for these facilities, and guarding against unnecessary loss of valued facilities and services. |
| HC3 | Enhancing street life through the public realm | 57,58,69 | This policy supports development that creates high quality public spaces (paragraph 57) and provides for public spaces in development (paragraph 58). This also has regard to paragraph 69 in relation to building healthy communities. |

| Table 2: Draft Hampstead Neighbourhood Plan Contribution to Sustainable Development Summary – should be read in conjunction with Table 1 NPPF conformity in that NPPF defines Governments view of sustainable development . | | | | | |
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| No. | Policy Title | Soc | Eco. | Env | Commentary |
| 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 | The urban realm | + | 0 | + | In seeking to avoid hindrance to accessibility in the streetscape this policy brings positive social benefit, as well as aesthetic benefits. Its impact is considered to be neutral in economic terms. |
| NE1 | 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. |

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| NE2 | 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 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. |
| NE3 | Biodiversity Corridors | + | + | + | In protecting tree lines and biodiversity corridors 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 contribution to the quality of the environment has economic benefit. |
| NE4 | Supporting biodiversity | + | + | + | In supporting biodiversity, priority habitats and species 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 considered to bring economic benefit. |
| BA1 | Local Requirements for basement impact assessments | 0 | 0 | + | Whilst there could be social and economic benefit gained 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 | 0 | 0 | + | Whilst there could be social and economic benefit gained from avoiding the potential harm that this policy addresses the primary benefits are |

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| | Plans | | | | 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 impacts is considered to be neutral. |
| TT1 | Traffic Volumes and Vehicle Size | + | 0 | + | This policy provides social and environmental benefit in its ambition to control air pollution in the plan area. It is considered to have neutral economic benefits given that it explicitly addresses the matter of servicing of property and does not affect an outright ban on vehicle size. |
| TT2 | Pedestrian Environments | + | + | + | This is considered to bring positive benefits across all three measures achieved from a legible and usable environment. |
| TT3 | Public Transport | + | + | + | The benefits gained 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 | + | + | + | Benefits are gained with respect to the environment in terms of reduced pollution, socially through health and economically through reduced congestion. |
| EC1 | Healthy retail | + | + | 0 | The policy brings social and economic benefits arising from a vital and |

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| | mix | | | | vibrant town and neighbourhood centres. It is considered to be neutral in environmental impact. |
| EC2 | Contributing positively to the retail environment | + | + | + | The policy brings social and economic benefits arising from a 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 | Promoting a mix of housing | + | + | 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 environmental benefits are considered to be neutral. |
| HC2 | Community Facilities | + | 0 | 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 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: Draft Hampstead Neighbourhood Plan - General Conformity with the Development Plan - Summary

| No. | Policy Title & Refs | Commentary |
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| DH1 | Design London Plan SO 3, SO 4 Policy 2.9, 7.1, 7.2, 7.4, 7.11 | This policy nests within strategic objectives 3 and 4 in its aspiration for a high quality inclusive environment and attention to the quality of the built environment and its relationship with people and green spaces. It seeks, as does Policy 2.9 to improve its distinct environment, neighbourhoods and public realm. The policy supports lifetime neighbourhoods (Policy 7.1), inclusive environments (Policy 7.2) and Local character (Policy 7.4). |
| | Camden Local Plan 2017 SO1, SO7, SO12 Policy D1 | The policy nest within strategic objectives 1, 7 and 12 as it seeks to preserve and enhance the areas 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 among other provisions. |
| DH 2 | Conservation areas and listed buildings London Plan SO3, SO4, Policy 7.8 | This policy conforms with Policy 7.8 in seeking to conserve designated heritage assets. |
| | Camden Local Plan 2017- Policy D1, D2 | This policy conforms to 'Policy D1 Design' b, and q in respect of historic context, and is in general conformity with 'Policy D2 Heritage' in its approach to designated heritage assets. In clause 2 it seeks to protect designated heritage assets from loss or harm unless there are 'exceptional circumstances'. The policy does not overtly weigh the balance of harm to significance against public benefit set by the NPPF and Camden LP 'Policy D2 Heritage' and this could therefore be interpreted as extending protection beyond that given by the NPPF. However, the 'exceptional circumstances' of DHNP DH2 can be interpreted as those noted in Camden Local Plan Policy D2 a-d, for example the harm or loss is outweighed by the benefit of bringing the site back into use. Policy DH2 is therefore considered to |

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| | | be in general conformity with the Camden Local Plan. |
| DH3 | The urban realm London Plan Policy 7.4, 7.5, | This policy provides more detail from the root of Policy 7.5 in relation to the quality of public spaces and relates to the functioning of places as noted in Policy 7.4. |
| | Camden Local Plan 2017 SO 7, Policy D1, D4 | This policy is in line with and further details aspects of 'Policy D4 Advertisements' in relation to adverts on free standing street furniture. |
| NE1 | Local Green Spaces London Plan Policy 7.18, 7.17, 7.19 | This policy is in line with Policy 7.18 regarding the creation of new and protection of existing green space given the provision in Paragraph NPPF 76 and 77 for Neighbourhood Plans to designate Local Green Spaces and the function of Policy NE1 to do so. It is relevant to Policy 7.17 as some of the spaces noted in the policy are Metropolitan Open Land. Finally, it also chimes with policy 7.19 regarding the protection of biodiversity and access to nature. |
| | Camden Local Plan 2017 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'. |
| NE2 | Trees London Plan Policy 7.21, 7.19, 5.10 | This policy nests within Policy 7.19 regarding the promotion of biodiversity, and implements policy 7.21 on the protection, maintenance, and replacement of trees. In so doing it supports the urban greening policy of the London Plan (policy 5.10) |
| | Camden Local Plan 2017 SO 10, SO12 | 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 during construction. It supports the Local Plan climate change policies including 'Policy CC2 Adapting to |

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| | Policy A3,CC2 | climate change' in the promotion of green infrastructure. |
| NE3 | Biodiversity Corridors London Plan 7.19, 7.21,5.10 | This policy nests within Policy 7.19 regarding the promotion of biodiversity, and implements policy 7.21 on the protection, maintenance, and replacement of trees. In so doing it supports the urban greening policy of the London Plan (policy 5.10) |
| | Camden Local Plan 2017 Policy A3, CC2 | The policy supports 'Policy A3 Biodiversity' regarding biodiversity, trees and vegetation by providing further detail regarding the protection of trees with biodiversity, local character and streetscape value as well as protection of veteran trees during construction. It supports the Local Plan climate change policies including 'Policy CC2 Adapting to climate change' in the promotion of green infrastructure. |
| NE4 | Supporting biodiversity London Plan Policy 7.19 | This policy nests within Policy 7.19 regarding the promotion of biodiversity. |
| | Camden Local Plan 2017 Policy A3 | The policy supports A3 regarding the promotion of biodiversity and is in general conformity with that policy. |
| BA1 | Local Requirements for basement impact assessments London Plan | The policy is in general conformity with Policy 7.6d Architecture which reinforces that buildings and structures ' <i>should not cause unacceptable harm to the amenity of surrounding land and buildings.....</i> ' In all other respects the London Plan appears silent on the matter. |
| | Camden Local Plan 2017 Policy A5 | The policy is in general conformity with Policy A5 basements. It defines further detail with respect to specifying a Schedule of Condition survey of neighbours' properties where access is permitted unlike the Camden Local Plan policy which encourages developers to offer security for expenses |

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| | | for basement development to adjoining neighbours. However, the provision of a schedule of condition of neighbours' properties is a logical requirement to be able to offer security for expenses since a developer would not wish to provide security against damage without clear view of the existing property condition baseline. |
| BA2 | Basement Construction Plans London Plan | No directly relevant policy. |
| | Camden Local Plan 2017 Policy A5 | The policy is in general conformity with 'Policy A5 Basements'. It explicitly defines further detail with respect to specifying a Basement Construction Plan where this is considered necessary as a result of the Basement Impact Assessment. The Camden Policy generally requires a Construction Management plan for basement developments. Policy BA2 Clause 5 also applies a requirement that under certain conditions a S106 agreement will include signed Party Wall agreements prior to approval of a Basement Construction Plan. |
| BA3 | Local Requirements for Construction Management Plans London Plan | No directly relevant policy. |
| | Camden Local Plan 2017 Policy A1, A5 | This policy is in general conformity with 'Policy A1 Managing the impact of development', in particular parts h and i, regarding transport impacts and Construction Management Plans (CMP). It further details specific aspects of a Construction (Traffic) Management Plan including impact on elderly people and disabled people and requires a plan unlike the Camden Local Plan which cites these as a factor to consider and goes on to explain in the supporting text that CMP may be sought for basement development (among other circumstances). |

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| | | 'Policy A5 Basements' contains a general requirement for Construction Management Plans for basement development in which Policy BA3 nests. |
| TT1 | Traffic Volumes and Vehicle Size London Plan SO6 Policy 6.1, 6.3 | This policy nests with Strategic Policy 6.1B in relation to the management of street space and is in general conformity with policy 6.3 Assessing effects of development on transport capacity. It seeks to achieve the same policy goals at a local level. |
| | Camden Local Plan 2017 T4 | This policy is in general conformity with 'Policy T4 Sustainable movement of goods and materials' in that it seeks assessments of the impacts of movement goods and materials by road during construction and operation of development. This policy provides greater detail and extends the requirement for development thresholds in the Camden Local Plan policy (2,500m ²) to a lower level for the local area (300m ² GIA) for the provision of a CMP. It also uses trip generation as a trigger for Transport assessments and DSMP's. |
| TT2 | Pedestrian Environments London Plan Policy 6.1 and 6.10 | This policy nests with Strategic Policy 6.1B in relation to the management of street space and policy 6.10 Walking. |
| | Camden Local Plan 2017 Policy T1, T3 | The policy is in general conformity with 'Policy T1 Prioritising 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. |

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| TT3 | Public Transport London Plan Policy 6.1,6.3,6.4 | This policy is in general conformity with a number of the transport policies regarding reducing the need to travel by car and improving accessibility of public transport (policy 6.1). In addition it is in general conformity with policy on assessing effects of development on transport capacity (policy 6.3) and increasing public transport accessibility (policy 6.4C) |
| | Camden Local Plan 2017 T1, T3 | The policy is in conformity with 'Policy T1 Prioritising walking, cycling and public transport' and the objectives of that policy. It also conforms to 'Policy T3 Transport Infrastructure' in seeking to achieve improvements. |
| TT4 | Cycle and Car Ownership London Plan 6.1, 6.9 | This is in general conformity with policies 6.1 and 6.9 Cycling. It extends the London Plan parking standards to a local standard of 3 spaces for a 3 bed dwelling. |
| | Camden Local Plan 2017 T1 | The policy is in general conformity with 'Policy T1 prioritising walking, cycling and public transport' and the objectives of that policy. |
| EC1 | Healthy retail mix London Plan 4.8 | The policy is in general conformity with 'Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services'. |
| | Camden Local Plan 2017 TC2, TC4, TC5 | The policy extends the application of the Local Plan 'Policy TC2 Camden's centres and other shopping areas' to frontages on both Hampstead Town Centre and South End Green Neighbourhood Centre and incorporates Appendix 4 guidance into policy. It also extends the area covered by the policy in South End Green Neighbourhood Centre as a local extension of Policy TC2. As such the policy is in general conformity with the Local Plan Policy TC2. Clause e |

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| | | of EC1 seeks to resist first floor 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 ' <i>prejudice the town centre function</i> ' within the limits of permitted development rules regarding floorspace. It also complies with 'Policy TC4 Town centre uses'. Clause d. of HNDP Policy EC1 is compliant with 'Policy TC5 Small and independent shops'. |
| EC2 | Contributing positively to the retail environment London Plan 4.8 | Conforms to 'Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services'. |
| | Camden Local Plan 2017 SO 4 & 5 TC2, TC4, D1, D2, D4 | This is in general conformity with 'Policy TC2 Camden's centres and other shopping areas' 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 'Policy D1 Design' and 'Policy D2 Heritage' with regard to seeking high quality design and protecting and improving non-designated heritage assets in restoring historic frontages. In addition HNDP Policy EC2 provides further detail to 'Policy D4 Advertisements' and is in general conformity with this policy. |
| HC1 | Promoting a mix of housing London Plan 3.1, 3.8, 3.9, 3.11, | This policy sits under policies 3.8 Housing Choice, 3.9 Mixed and balanced communities and 3.11 Affordable housing targets |
| | Camden Local Plan 2017 | This policy is in general conformity with Policy 'H2 Maximising the supply of self-contained housing from mixed- use schemes', in its support of self -contained housing delivery, with 'Policy |

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| | H2,H3,H4,H5, H6, H7 | H3 Protecting existing homes' in its resistance to the loss of small residential units and 'Policy H4 Maximising the supply of affordable housing'. DHNP policy HC1 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. |
| HC2 | Community Facilities London Plan 3.1, 3.16, 3.17, 3.18 | Is in general conformity with 'Policy 3.16 Protection and enhancement of social infrastructure' in the provision and protection of facilities, 'Policy 3.17 Health and social care' and education facilities ('Policy 3.18 Education facilities') |
| | Camden Local Plan 2017 C1, C2, C3, C4 | HNDP HC2 is in general conformity with the Local Plan policies regarding community, health and wellbeing. It seeks to protect these assets in line with the policies of the Local Plan 'Policy C1 Health and well being' in supporting the provision of new health facilities and protecting existing facilities. In particular it defines specific facilities addressed by 'Policy C2 Community facilities' and 'Policy C3 Cultural and leisure facilities' together with 'Policy C4 Public Houses'. |
| HC3 | Enhancing street life through the public realm London Plan 7.5 | This policy provides more detail from the root of Policy 7.5 in relation to some specific aspects of quality of public spaces and potential locations for new spaces. |
| | Camden Local Plan 2017 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 'Policy T1 Prioritising walking, cycling and public transport'. |