

Policies from the Consultation Draft of the Dartmouth Park Neighbourhood Plan April 2018

Our Vision for Dartmouth Park

This Dartmouth Park Neighbourhood Plan seeks to ensure that Dartmouth Park is a vibrant neighbourhood with a balanced and diverse community, with thriving local centres and excellent connectivity with the rest of London. While welcoming sustainable development that provides new jobs and needed housing, the people of Dartmouth Park wish to ensure that the area's village character, rich architectural heritage, attractive green streets, open spaces and natural environment are not only maintained but enhanced.

Design and Character

Policy DC1 Enhancing the sense of place

Enhance the sense of place and the characteristic relationship between the built environment and the open areas in Dartmouth Park, by:

- (a) ensuring that any development within the foreground, middle ground or background of any of the local views described in Appendix 3 (which are integral to the unique character of the neighbourhood) does not harm and where possible makes a positive contribution to the characteristics and composition of such local view. Any such development should:
 - (i) be of a height that does not harm the view;
 - (ii) fit in with the prevailing pattern of buildings and spaces; and
 - (iii) not tightly define the edges of the viewing corridor;
- (b) maintaining and enhancing the green and leafy character of the Area, which contributes to the sense of place and semi-rural character, by ensuring that developments:
 - (i) maintain or replace existing green or open spaces, and
 - (ii) create additional green or open spaces in accordance with Camden's policies; and
- (c) ensuring that multi-unit developments in areas predominantly characterised by traditional terraced, semi-detached and detached housing will have scale and massing broadly similar to that of surrounding buildings.

Policy DC2 Heritage assets

Protect and preserve the Dartmouth Park Conservation Area, historic buildings and buildings of architectural merit and their settings, by:

- (a) in the case of developments within the Dartmouth Park Conservation Area, including alterations or extensions to existing buildings, ensuring that the development preserves or enhances the character or appearance of the Conservation Area;
- (b) in the case of Listed Buildings, only permitting development where the design of the development is demonstrated to be of a high standard led by the character, appearance and scale of the Listed Buildings themselves;
- (c) in the case of any development affecting:
 - (i) any of the 'buildings that make a positive contribution to the character and appearance of the conservation area' identified in the Conservation Area Appraisal (Appraisal Appendix 2); or
 - (ii) any of the locally-listed and other heritage assets identified in Appendix 4,

or the settings of any of them, only permitting development that is designed to a high standard, preserves or enhances the character of the Conservation Area and makes a positive contribution to local distinctiveness; and

- (d) encouraging developments to preserve, repair and reinstate historic street furniture, materials and similar elements, including but not limited to granite sets and kerbstones and York stone paving, where the development has an impact on those elements.

Policy DC3 Requirement for good design

Require that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context. In Dartmouth Park good design means:

- (a) achieving high quality design that respects the scale, mass, density and character of existing and surrounding buildings and preserves the open and green character of the area;
- (b) relating developments to the urban landscape value of the street setting, including respecting the established orientation and grain of existing development, established building set-backs, and arrangements of front gardens, walls, railings or hedges;
- (c) relating developments to established plot widths in the streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;

- (d) where multi-storey developments are permitted in accordance with the other policies in this Plan, avoiding juxtaposition of buildings of significantly different scale and massing and incorporating a gradual transition from the scale of the surrounding built context;
- (e) ensuring that any extensions or modifications to existing buildings are subordinate to the existing development and in keeping with its setting, including the relationship to any adjoining properties;
- (f) using good quality materials that complement the existing palette of materials used within the immediate area;
- (g) providing within the development boundary sufficient appropriately sited and well integrated amenity space, refuse and recycling storage, bicycle and mobility vehicle parking and storage, and delivery space (as appropriate to the size and type of development) to ensure a high quality and well managed streetscape; and
- (h) in construction or alteration of shopping and other commercial frontages in the Neighbourhood Centres, ensuring that the development contributes positively to the sense of place and individual character of the Centre. In particular, solid external security shutters should be resisted.

Policy DC4 Small residential developments

Support proposals for small residential developments (including loft developments, side and rear extensions, and developments on infill sites), where the development:

- (a) is subordinate in scale to the original dwelling and complements its character in terms of design, proportion, materials and detail;
- (b) does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);
- (c) is sensitive to and respects the overall character and appearance of the street scene;
- (d) in the case of rear extensions, retains an area of garden or amenity space which is proportionate to that of neighbouring properties;
- (e) in the case of side extensions to detached or semi-detached properties, does not block or significantly infill gaps between buildings or otherwise disrupt the integrity of the architectural composition or group where these contribute to the character of the local area;
- (f) in the case of roof extensions or dormers, respects the existing roof form in terms of design, scale, materials and detail and is restricted to the rear except where it is part of the established local character; and
- (g) in the case of developments in back gardens, relates to the domestic use of the existing property (e.g. sheds, conservatories, greenhouses, home offices).

Housing

Policy H1 Meeting housing need

Support and protect a range of provision to meet current and future housing needs, by:

- (a) supporting the building of more homes where there are opportunities which:
 - (i) maintain and improve the existing broad range of tenure (owner occupied, social rented and privately rented) and type of housing (from flats and smaller terraced houses to detached and semi-detached houses),
 - (ii) preserve existing buildings that make a positive contribution to the character of the Area, and
 - (iii) have scale and massing broadly similar to that of surrounding buildings;
- (b) taking a sympathetic approach to small loft, side and rear extensions to existing residential properties, where this can be achieved consistently with Policy DC4; and
- (c) supporting developments which include small homes to allow older residents to downsize from family housing to smaller units and to provide 'starter homes' for younger people.

Policy H2 Affordable housing

Support the development and retention of affordable homes as part of a stable and resilient community, by:

- (a) requiring all proposals for new multi-unit housing to maximise the inclusion of affordable housing, as required by Camden Local Plan Policy H4, and, where such affordable housing is not located on the same site as the market housing in compliance with Camden's policies, that such affordable housing is located within the Neighbourhood Area if appropriate sites are available;
- (b) where redevelopment of mixed tenure Council-owned estates or housing association-owned housing is proposed, ensuring that:
 - (i) the quantum (in units, bedrooms or floorspace, in accordance with Camden's policies) of social rented housing is at least as high as that on the development site at the time the redevelopment is proposed; and
 - (ii) the tenure of such affordable housing is in accordance with Camden's policies, with social rented housing and intermediate housing suitable for local key workers being given priority;
- (c) where appropriate (and where it is not at the expense of quality or space standards) encouraging innovative and creative ways of providing residential accommodation to

those unable to afford renting or owning housing at market prices. These may include licensed HMOs, small homes, self-build housing, co-housing and accommodation built using a range of community-focused housing models; and

- (d) ensuring that affordable homes are well integrated with, are designed to the same standard as and are visually indistinguishable from the market housing in the development.

Policy H3 Accessible housing

Support and encourage the development of accessible housing and accommodation for older people and people with disabilities, by:

- (a) supporting forms of housing which would encourage households to downsize while staying in the neighbourhood, such as co-housing and supported housing; and
- (b) encouraging designs for new housing to provide for accessibility for older people and people with disabilities as well as meeting the general design requirements in Chapter 3.

Community

Policy CM1 Community facilities

Retain and develop Dartmouth Park's community facilities, by:

- (a) ensuring that development of any of the existing community facilities identified in Appendix 5 and shown on the plan at Fig. A5.1 either maintains the existing facilities or provides an equivalent or better facility on the same or another site within the Neighbourhood Area, unless it has been demonstrated over a period of not less than 12 months that the facilities are no longer required or are not economically viable;
- (b) where a development is likely to create an additional demand on community facilities in the Neighbourhood Area that would cause the existing capacity of such facilities to be exceeded, requiring a contribution towards supporting and improving the existing community facilities or towards the provision of new community facilities within the Neighbourhood Area that is fairly and reasonably related in scale and kind to the development; and
- (c) in respect of the Highgate Newtown Community Centre, supporting development that:
 - (i) provides facilities at least equivalent to those currently present in terms of quality, space and range of uses, run by and for the benefit of and use by the residents of the Area; and
 - (ii) retains a right of way through the site.

Neighbourhood Centres and Employment

Policy CE1 Supporting Neighbourhood Centres

Our Neighbourhood Centres will be retained and supported as the focus of local shopping and services, by:

- (a) resisting developments that would result in less than half of ground floor premises across a Neighbourhood Centre being in retail (A1) use or in more than three consecutive premises being in non-retail (non-A1) use, unless it is demonstrated that the proposal is consistent with the individual character of the Neighbourhood Centre, will significantly enhance the vitality and viability of the Centre and would not detract from its function as a local shopping area;
- (b) without limitation to Policy CE1(a), ensuring that at least 80% of units and businesses across the Neighbourhood Centre provide local shopping and services within the planning use classes defined below (and not including any uses (other than as a launderette) that do not fall within any particular use class) (known as 'sui generis')), unless it is demonstrated that the proposed use is consistent with the individual character of the Neighbourhood Centre, will significantly enhance the vitality and viability of the Centre and would not detract from its function as a local shopping area;
- (c) ensuring that new individual units (other than public houses and restaurants) do not exceed 100 sq. m. (approx. 1100 sq. ft.) ground floor area, including an adequate area for storage;
- (d) ensuring that any development encourages independent businesses or enables new independent businesses to establish themselves; and
- (e) encouraging the establishment of a Retail Forum of local residents and businesses to advise the developer on the mix of businesses in any new development.

The planning use classes referred to at (a) and (b) above are as follows:

Class Local Neighbourhood Centres (Government definition)

A1 **Shops** – Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafés.

A3 **Food and drink** – Restaurants and cafés.

A4 **Drinking establishments** – Public houses, wine bars or other drinking establishments.

D1 **Non-residential institutions** – Clinics, health centres, crèches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts.

- D2 **Assembly and leisure** – Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreation not involving motorised vehicles or firearms.

Policy CE2 Intensification of Neighbourhood Centres

Support and promote intensification of our Neighbourhood Centres through use of upper floors for:

- (a) housing in use classes C3 (Dwelling houses) and C4 (Houses in multiple occupation);
- (b) offices, workshops and working studios in use class B1 (Business); and
- (c) community facilities in use class D1 (Non-residential institutions),

provided in each case that (i) this does not involve the loss of upper floor rooms in pubs from community use unless alternative provision is made or the community use has been demonstrated over a period of not less than 12 months to be no longer economically viable, (ii) there is no loss of existing residential accommodation, and (iii) the design of both the upper and lower parts of the building and conditions of planning ensure compatibility of use.

Policy CE3 Public realm

Support and promote the protection and improvement of the public realm in and around our Neighbourhood Centres, by ensuring that any development in or in the immediate vicinity of a Neighbourhood Centre:

- (a) preserves the existing public realm (including both hard and soft landscaping and the size of the area dedicated to public use), and
- (b) contributes to improvements to the public realm where appropriate to the size, location and nature of the development.

Policy CE4 Supporting employment activities

Retain and support Dartmouth Park as a thriving multi-use neighbourhood which includes a range of employment activities, by:

- (a) resisting proposals for change of use from existing office and business uses to other uses not included in use class B1 (Business) unless it has been demonstrated that the site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time (and not less than 12 months); and
- (b) supporting the provision of serviced meeting spaces in our Neighbourhood Centres or conveniently located for them, to support local homeworkers.

Policy CE5 Character of Neighbourhood Centres

Protect, preserve and, where possible, enhance the character and appearance of the Neighbourhood Centres, by:

- (a) encouraging the retention of shop fronts that have architectural or historic merit, in particular the following:

64 Chetwynd Road (Benham and Reeves)
33 York Rise (Truffles)
1A Woodsome Road
1-4 Highgate West Hill (Bistro Laz etc)
15 Swain's Lane (St Anne's charity shop)
21 Swain's Lane (Gail's);

- (b) encouraging the retention of historic facades contributing to the character and appearance of the following pubs:

Dartmouth Arms public house
Southampton Arms public house
Bull and Last public house
Star public house
Lord Palmerston public house;

- (c) requiring any security shutters to be sympathetic to the shop front and designed so as to allow views into the shop front at night; and
- (c) (to the extent possible through planning control) ensuring that advertisements are not allowed to obscure views into shops in the Neighbourhood Centres.

Environment and Sustainability

Policy ES1 Green and open spaces

Preserve and enhance the green and open feel of the area, by:

- (a) designating the existing open spaces identified on the map at Fig. 7A and described in Part A of Appendix 6 as Local Green Spaces;
- (b) resisting development on the additional open spaces of value to the community identified on the map at Fig 7A and described in Part B of Appendix 6;
- (c) where subject to planning control but not subject to Camden Local Plan Policy T2, resisting development that increases hard surfacing in front gardens, unless accompanied by landscaping proposals that meet the requirements of policies relating to Design, Sustainability and Biodiversity in the Camden Local Plan; and

- (d) where subject to planning control, resisting fencing or other boundary treatments that would obscure views of houses or gardens (including views between properties to back gardens) or disrupt the existing streetscape.

Policy ES2 Trees

Protect, promote and increase the number of healthy trees that contribute to the character of the Area, individual streetscapes and green spaces, by ensuring that development:

- (a) retains specimen, veteran and mature trees which have townscape, ecological or amenity value and provides for their care and maintenance during development works. If loss of any such tree is shown to be necessary due to disease or danger to the public, the developer will be expected to provide a suitable replacement capable of providing at least equal townscape, amenity and ecological value as close as possible to the original site;
- (b) where trees are proposed for removal in cases not covered by policy ES2(a), makes provision for the planting of equivalent numbers of new trees on the site as close as possible to the location of the trees proposed for removal;
- (c) makes provision for the appropriate planting of additional trees, where there are opportunities within the site to do so; and
- (d) makes provision for the selection of species of new and replacement trees that will maintain and increase the diversity of the trees in the Area.

Policy ES3 Biodiversity

Protect and enhance biodiversity in Dartmouth Park, by:

- (a) protecting and enhancing existing biodiverse habitats at the sites listed below and shown on the map at Fig. 7B below:
 - (i) Mortimer Terrace / Mark Fitzpatrick Nature Reserve;
 - (ii) the railway corridors south of Mortimer Terrace / Mark Fitzpatrick Nature Reserve;
 - (iii) the Lissenden Gardens community garden in Highgate Enclosures outside Clevedon Mansions; and
 - (iv) the York Rise Estate allotments;
- (b) supporting developments which provide new areas of biodiverse habitat by measures such as:
 - (i) extending and linking up the 'green corridors' shown on Fig 7B below;

- (ii) using landscaping which provides habitats that support native species and species on local and national biodiversity action plans or that otherwise increase biodiversity;
 - (iii) creating wildlife areas (such as wildlife gardens) to increase biodiversity in public areas; and
 - (iv) improving biodiversity in the large, enclosed blocks of private gardens in the centre of the Area by planting native species trees and shrubs as a haven for wildlife; and
- (c) resisting developments that would reduce the size or amenity of the existing community gardens / allotments shown on the map in Fig. 3A, and supporting increase in these spaces where feasible.

Policy ES4 Energy efficiency

Support measures which increase energy efficiency and which reduce energy and resource loss, by:

- (a) permitting the installation of solar panels that are sensitively incorporated and (where the development is located within the Conservation Area) either are not visible from the street or are physically and visually integrated into the roof and do not project above the plane of the roof (see examples below); and
- (b) where proposals involve substantial demolition, encouraging the assessment of the embodied-carbon and whole-life effects of the proposed development using recognised industry best practice in order to demonstrate that rebuilding will deliver greater carbon savings than refurbishment.

Transport and Streets

Policy TS1 Safety and accessibility for pedestrians and cyclists

Make Dartmouth Park safer and more accessible for pedestrians and cyclists, by:

- (a) where the developer is responsible for entrances to and exits from a development, requiring the pavement to continue across those entrances and exits rather than introducing new kerbs, so that drivers give way to pedestrians;
- (b) for Residential Streets, resisting developments that include new dropped kerbs or footway cross-overs;
- (c) supporting design of the public realm (including open spaces and pedestrian areas) that:
 - (i) enhances permeability for pedestrians and cyclists; and

- (ii) encourages lower vehicle speeds through traffic calming measures (but not including speed bumps), active frontages and elements of 'home zone' and 'healthy streets' design; and
- (d) supporting developments that widen pavements and pedestrian areas and help to eliminate or reduce pedestrian congestion points, including those in the list below. Developers are encouraged to take account of street signs and other clutter in pavement designs to provide a minimum 2m of effective free width.

Policy TS2 Cycling improvements

Developments should improve the local environment in Dartmouth Park for cycling for people of all ages and abilities, by:

- (a) providing well-designed entrances to and exits from developments that minimise conflicts between cyclists and drivers (including provision of adequate sightlines for vehicles and cyclists); and
- (b) providing secure cycle storage for residents at a level at least equal to and if possible greater than the level required by London and Camden policies.

Policy TS3 Traffic reduction

Reduce the effects of traffic on residents in Dartmouth Park, by:

- (a) in respect of non-residential developments (and in particular developments of or affecting schools, shops and other workplaces), requiring car parking to be limited to that essential (and not merely convenient) to perform the functions of the development and, where car parking is essential, requiring it to be provided within the site. It is recognised that schools in Dartmouth Park have access to excellent public transport and car parking places should not be included in developments within schools;
- (b) strongly supporting developments that remodel existing sites to remove onsite parking, driveways and pavement cross-overs for vehicles; and
- (c) in respect of non-residential developments, requiring electric vehicle charging points to be installed in sufficient numbers to serve any new or replacement onsite parking spaces that are permitted under other planning policies.

Specific Neighbourhood Sites

Policy SNS1 Community engagement

This Plan does not allocate any sites for development. However, when and if development is proposed on any of the Specific Neighbourhood Sites, community engagement and compliance with the aims of the Plan should be sought.

Applicants are strongly encouraged to produce a Development Brief jointly with the community *prior* to submitting a planning application. In addition, applicants are expected:

- (a) to engage in a programme of consultation agreed with the community prior to any determination of the application;
- (b) to consider such amendments to the proposed development as would address any community concerns or suggestions; and
- (c) to provide a detailed report on the applicant's response to such concerns and suggestions prior to the determination of the application.