

# Camden’s Local Area Requirements for Planning Applications 2025

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## Important notes

### Publication

Camden initially published this set of Local Application Requirements (LARs) for planning applications in 2018. This is an updated version, with revised links and references; however, the criteria for valid applications remain unchanged.

### General Requirements for Submission

All drawings, reports, and supporting documentation must:

- be clearly titled
- include a unique reference number
- include a revision reference (typically indicated by a letter) if updated.

Drawings must also:

- be drawn to scale
- include a scale bar
- include a North arrow for plans.

You can find further guidance on preparing an application, including information or justification required, in the [Camden Local Plan](#), relevant [Neighbourhood Plans](#), and relevant Supplementary Planning Documents including [Camden Planning Guidance](#). Our website also includes [general guidance on planning policy](#).

### Changes to national requirements

This document includes Local Application Requirements, but there are also national and legal requirements. You should always refer to national requirements when preparing an application. Since this document was first published, the following key national requirements have been introduced:

- [Fire Gateway 1 form](#) and Fire Statement
- [Biodiversity Net Gain \(BNG\) information](#)

### Neighbourhood Plans

Communities can influence the future of their neighbourhood by preparing a [Neighbourhood Plan](#) that sets out the vision for their local area and general planning policies to guide developments. You should check if your site is in a Neighbourhood Plan Area by checking the [neighbourhood planning map](#) and referring to any relevant plan when preparing the information required in this document.

### Publicly accessible information

Information submitted in support of any application will be **published online and made available to the public**. If you think exceptional circumstances mean certain information should not be disclosed, you must discuss this with the Local Planning Authority PRIOR to submission. Advice on sensitive information in planning applications can also be found in the national Planning Practice Guidance (NPPG) [here](#).

## Section 1a: Plans and Drawings – General requirements (all applications)

Local area requirement	Types of application and when required	What is required	Policy Driver and where to get more advice
<b>Existing and proposed floor plans</b>	All Applications	All plans to be drawn at a minimum scale of 1:50, or 1:100 if outside of a conservation area and not a listed building. Plans should be proportionate to the nature and size of the proposal, and annotated where appropriate (including extent and mix of uses). They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished (this should be shown cross-hatched in red). They should include location, type and spread of trees on the site and adjoining land including pavement – see requirement for Tree Survey.	National requirements ( <a href="#">Town and Country Planning (Development Management Procedure) (England) Order 2015</a> )  <a href="#">Camden Local Plan</a> and <a href="#">Camden Planning Guidance</a>  NPPG <a href="#">Making an application</a>  <a href="#">Website information</a>
<b>Existing and proposed elevations</b>	All applications involving building work, alterations to buildings or display of advertisements	All plans to be drawn at a minimum scale of 1:50, or 1:100 if outside of a conservation area and not a listed building. Plans should be proportionate to the nature and size of the proposal, and annotated where appropriate. They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished (shown crosshatched in red), and show relationship to neighbouring buildings including relative building heights.	National requirements ( <a href="#">Town and Country Planning (Development Management Procedure) (England) Order 2015</a> )  <a href="#">Camden Local Plan</a> and <a href="#">Camden Planning Guidance</a>  NPPG <a href="#">Making and application</a>  <a href="#">Website information</a>
<b>Existing and proposed sections</b>	All applications involving building work, alterations to buildings or display of advertisements	All plans to be drawn at a minimum scale of 1:50, or 1:100 if outside of a conservation area and not a listed building. Plans should be proportionate to the nature and size of the proposal, and annotated where appropriate. They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished (this should be shown cross-hatched in red) and finished floor and site levels.	National requirements ( <a href="#">Town and Country Planning (Development Management Procedure) (England) Order 2015</a> )  <a href="#">Camden Local Plan</a> and <a href="#">Camden Planning Guidance</a>  NPPG <a href="#">Making and application</a>  <a href="#">Website information</a>
<b>Existing and proposed roof plans</b>	All applications involving alterations to the roof	All plans to be drawn at a minimum scale of 1:50, or 1:100 if outside of a conservation area and not a listed building. Plans should be proportionate to the nature and size of the proposal, and annotated where appropriate. They should	National requirements ( <a href="#">Town and Country Planning (Development Management Procedure) (England) Order 2015</a> )

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show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished (this should be shown cross-hatched in red).

[Camden Local Plan](#) and [Camden Planning Guidance](#)

NPPG [Making and application](#)

[Website information](#)

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## Section 1b: Plans and Drawings – Specific project requirements

Local area requirement	Types of application and when required	What is required	Policy Driver and where to get more advice
<b>Plans and Drawings – Details required for specific proposals</b>	Conservatories and rear extensions	<p><b>Plans elevations and sections –</b> You must show the boundary walls with the adjoining properties and, where relevant, the relative levels of adjoining properties. If the proposed development will project above the boundary wall you must provide an elevation from the neighbouring perspective.</p>	<p><a href="#">Camden Local Plan</a> policy D1</p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information – drawing types</a></p> <p><a href="#">Website information – project types</a></p>
.	Roof extensions, terraces, dormer windows and window and door replacement	<p><b>Plans elevations and sections –</b></p> <ul style="list-style-type: none"> <li>Elevations of the whole property, not just the roof and upper floor(s).</li> <li>For extensions, terraces and dormers submit existing and proposed sections through the roof where the proposed works are.</li> <li>Submit existing and proposed internal floor plans of floors where works are proposed.</li> </ul> <p>For roof terraces:</p> <ul style="list-style-type: none"> <li>Show the nearest windows on the immediately adjoining properties on elevations and floor plans</li> <li>Provide details including proposed materials and measurements of means of enclosure around the terrace and any privacy screens.</li> </ul> <p>For window replacement:</p> <ul style="list-style-type: none"> <li>Provide existing and proposed sections showing relationship of window frame to reveal.</li> </ul>	<p><a href="#">Camden Local Plan</a> policy D1</p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information – drawing types</a></p> <p><a href="#">Website information – project types</a></p>
.	Basement alterations, extensions or excavations	<p><b>Plans, elevations and sections –</b></p> <ul style="list-style-type: none"> <li>Include existing and proposed sections.</li> <li>Show lightwells and window dimensions on sections.</li> </ul>	<p><a href="#">Camden Local Plan</a> policies A5 and D1</p> <p><a href="#">Camden Planning Guidance</a> on Basements; and Design</p>

	<ul style="list-style-type: none"> <li>If the proposed works to the basement extend to the front and rear of the property show the distance between basement and boundary on plans and sections.</li> </ul>	<a href="#">Website information – drawing types</a>  <a href="#">Website information – project types</a>
New shopfronts or alterations to shopfronts	<p><b>Plans, elevations and sections</b></p> <ul style="list-style-type: none"> <li>Existing and proposed sections through the shop front.</li> <li>Section of security grilles, shutters or awning, if proposed, indicating the location of the shutter box and canopy.</li> <li>Section of canopy in open position, if proposed, showing height above kerb and depth over pavement.</li> <li>If the proposal affects access to the upper floors in any way, ground floor plans showing separate access to upper floors.</li> <li>For proposals including the installation of ATMs, details of height (for disabled access) and details of any illuminated adverts.</li> </ul> <p>If advertisements are shown on the plans, these may require a combined planning permission and advertisement consent application. Refer to Advertisements section below.</p>	<a href="#">Camden Local Plan</a> policies D1 and D3  <a href="#">Camden Planning Guidance</a> on Design  <a href="#">Website information – drawing types</a>  <a href="#">Website information – project types</a>
Installation of plant, flues, ventilation, extraction or air conditioning equipment	<p><b>Plans, elevations and sections</b></p> <ul style="list-style-type: none"> <li>Show equipment, ducting and acoustic enclosures or screening on plans, elevations and sections.</li> <li>Show the location of neighbouring windows on drawings cross referenced to the Acoustic Report.</li> </ul>	<a href="#">Camden Local Plan</a> policies D1, A1, and A4  <a href="#">Camden Planning Guidance</a> on Design, and Amenity  <a href="#">Website information – drawing types</a>  <a href="#">Website information – project types</a>
Forecourt parking	<p><b>Plans and elevations</b></p> <p>Submit existing and proposed layout plans showing:</p> <ul style="list-style-type: none"> <li>areas of hard and soft landscaping annotated with materials</li> <li>location and type of boundary treatment for example gates, walls, fences, railings</li> <li>location, type and spread of trees on the site and adjoining land including pavement</li> </ul>	<a href="#">Camden Local Plan</a> policies D1 and T2  <a href="#">Camden Planning Guidance</a> on Design, and Transport  <a href="#">Website information – drawing types</a>

	<ul style="list-style-type: none"> <li>existing and proposed changes of levels in the land</li> </ul> <p>Submit existing and proposed elevation of front boundary to the property showing:</p> <ul style="list-style-type: none"> <li>context with immediately neighbouring properties</li> <li>location, height and materials of boundary treatment</li> <li>existing and proposed cross over</li> </ul>	<a href="#">Website information – project types</a>
Advertisements	<p><b>Plans, elevations and sections</b></p> <p>Show the following details on drawings:</p> <ul style="list-style-type: none"> <li>the method, type, luminance level and colour of illumination <ul style="list-style-type: none"> <li>is it externally or internally lit?</li> <li>type of lighting – spot lights, trough lights, halo illumination? (Halo illumination is where the light is reflected onto the fascia so the letters are presented in silhouette.)</li> <li>the size of the light fittings</li> </ul> </li> <li>submit existing and proposed sections through any fascia or projecting sign making sure the section is cut through to show the illumination at scale 1:20</li> <li>For projecting signs mark the distance from the edge of the sign to the pavement and kerb edge</li> </ul>	<p><a href="#">Camden Local Plan</a> policies D1 and D4</p> <p><a href="#">Camden Planning Guidance</a> on Design, and Adverts</p> <p><a href="#">Website information – drawing types</a></p> <p><a href="#">Website information – project types</a></p>
Minor material amendments [variation of a condition] and amending implemented permissions and revisions to unimplemented permissions	<p>You need to submit drawings [plans, elevations and sections] clearly labelled “as existing”, “as approved”, and “as proposed”, clearly stating which permission is being amended or revised. You should provide a schedule setting out the differences, describing in full the changes proposed. The changes set out in the schedule should be clearly labelled on the drawings (also see “Planning statement and additional supporting information” in section 4).</p>	<p><a href="#">Camden Local Plan</a></p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a></p> <p>NPPG <a href="#">Flexible options for planning permissions</a></p> <p><a href="#">Website information – drawing types</a></p> <p><a href="#">Website information – application types</a></p>
Non material amendments for planning	<p>You need to state which permission is being amended or revised, submit drawings [plans, elevations and sections]</p>	<p>NPPG <a href="#">Flexible options for planning permissions</a></p>

permissions only [not listed building consent]	clearly labelled “as existing”, “as approved”, and “as proposed”, and provide a schedule setting out the differences , describing in full the changes proposed. The changes set out in the schedule should be clearly labelled on the drawings (also see “Planning statement and additional supporting information” in section 4).	<a href="#">Website information – drawing types</a> <a href="#">Website information – application types</a>
Listed building consent	<p><b>External alterations and extensions to a listed building.</b></p> <ul style="list-style-type: none"> <li>• As per planning application requirements.</li> </ul> <p><b>Internal alterations and extensions to a listed building</b></p> <ul style="list-style-type: none"> <li>• Submit existing and proposed internal elevations affected by proposed works at scale 1:50.</li> <li>• Submit existing and proposed sections in cases involving the removal or insertion of floors, ceilings, and alterations to staircases.</li> <li>• Submit drawings of new or replacement architectural features, for example joinery and cornices, at a minimum scale of 1:20.</li> </ul> <p><b>Demolition of a listed building</b></p> <ul style="list-style-type: none"> <li>• Show the location and extent of demolition work on existing plan and elevation drawings either by labelling, cross hatching in red, or colour coding.</li> </ul>	<p><a href="#">Camden Local Plan</a> policies D1, and D2</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information – drawing types</a></p> <p><a href="#">Website information – application types</a></p>
Substantial or total demolition of a building in a conservation area	Show the location and extent of demolition work on existing plans, sections and elevations cross-hatched in red.	<p><a href="#">Camden Local Plan</a> policies D1, and D2</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information – drawing types</a></p> <p><a href="#">Website information – application types</a></p>

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Lawful development certificate

If the application relates to works that benefit from permitted development, the drawings should show how it complies with all relevant restrictions, conditions, and limitations.

**Building works for existing use or development**

- Submit plans, elevations and sections at scale 1:100 that clearly show the full extent of use or building works.

**Change of use or proposed development**

- As per planning application requirements.
- Note floor areas where relevant.

**Alterations to the roof including extensions, dormer windows, roof lights**

- Provide a schedule setting out existing and proposed cubic content of the roof space. You also need to show how you reached your calculation.
- If you are proposing to install roof lights please confirm how far they project from the roof slope by marking the measurement clear on the drawings .
- If you are proposing dormer windows please confirm the distance between the eaves of the original roof and the bottom of the dormer window.
- Annotate your drawings to confirm if you are cladding any part of the extension.

**Front garden hardstanding**

- If your proposal involves laying hard standing you must confirm the proposed materials are semi permeable or show on your drawings how the rainwater is directed to a lawn or border to drain naturally.

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 2015

National Planning Practice Guidance on [Lawful development certificates](#)

[Camden Planning Guidance](#) on Design

[Website information – drawing types](#)

[Website information – application types](#)

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Change of Use

Submit existing and proposed floor plans at a scale of 1:100. Annotate the floor plans to show the extent and mix of uses for both “existing” and “proposed”.

[Camden Local Plan](#)

Relevant [Neighbourhood Plans](#)

[Camden Planning Guidance](#)

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[Website information – drawing types](#)

[Website information – project types](#)

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Development within or on open spaces.

Proposals should be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site.

[Camden Local Plan](#) policies A2, and A3

Development proposing 500sq.m. of floorspace and 5 or more new dwellings or 10 or more student units

Relevant [Neighbourhood Plans](#)

[Camden Planning Guidance](#) on Public Open Space, and Amenity

[Website information – drawing types](#)

[Website information – project types](#)

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## Section 2: Residential Development Requirements

Local area requirement	Types of application and when required	What is required	Policy Driver and where to get more advice
<b>Accessibility Statement</b>	All applications that involve the creation of any new residential accommodation, including changes of use and conversions	<p>The statement (often included within a detailed Design and Access Statement) should explain how your proposals meet the principles of lifetime neighbourhoods, and how you have achieved the highest practicable standards of accessibility and inclusivity.</p> <p>For new build housing, the statement should include plans, or reference plans, that show the following to demonstrate compliance with the optional Building Control requirements:</p> <ul style="list-style-type: none"> <li>• the measures you use to achieve the requirements of the relevant standards under Building Regulations Part M4(2)</li> <li>• for schemes with six or more additional homes, the layout of the wheelchair adaptable units, their location, and annotate to show you meet relevant standards under Building Regulations Part M4(3)</li> <li>• where social-affordable rented homes are proposed, the plans and schedule should show which affordable homes will comply with M4(3) - (2)(b) 'wheelchair accessible dwellings'</li> </ul>	<p><a href="#">Camden Local Plan</a> policies H6, H8, C6,</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Housing, and Amenity</p> <p><a href="#">Building Regulations</a> 2010 - Access to and use of buildings – approved document M – 2015 edition incorporating 2016 amendments</p> <p><a href="#">Website information</a></p>
<b>Affordable Housing Financial Viability Assessment</b>	Applications that fail to meet policy requirements for affordable housing, where the justification is on the grounds of financial viability. This includes applications that fail to meet policy requirements to provide self-contained housing as part of a mix of uses.	<p>Where a scheme cannot meet the affordable housing policy requirements, applicants should demonstrate they have maximised provision of affordable housing as far as is viable.</p> <p>An <b>un-redacted</b> viability assessment should be submitted for publication along with the other application documents.</p> <p>The assessment should:</p> <ul style="list-style-type: none"> <li>• generate a residual land value;</li> <li>• include a benchmark land value against which the viability of the development can be assessed;</li> <li>• include evidence to support all values and costs included in the assessment, including the benchmark land value;</li> <li>• identify and justify all the assumptions used in the viability assessment model;</li> <li>• provide a viability assessment model capable of full interrogation by the Council and its advisors.</li> </ul>	<p><a href="#">National Planning Policy Framework</a></p> <p>National Planning Practice Guidance on <a href="#">Viability</a></p> <p><a href="#">Camden Local Plan</a> policies DM1, H2, H4, and H5</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Housing</p> <p>Mayor's <a href="#">guidance on Affordable Housing and Viability</a></p> <p><a href="#">Website information</a></p>

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**Affordable housing statement**

Any development providing one or more additional homes *and* at least 100 sqm additional housing floor space.

Development providing student housing

Shared housing, or housing for older people.

This includes applications required to provide self-contained housing as part of a mix of uses.

This may need to be accompanied by a financial viability assessment if the proposed contribution or payment is below the policy requirement.

**Smaller housing schemes**

For schemes involving additional self-contained homes (and small houses in multiple occupation) with additional residential floor area from 100 sqm GIA to 1,000 sqm GIA:

The statement must:

- provide a schedule of existing and proposed residential and non-residential floor area (if any) including GIA and GEA
- indicate the amount and type of the affordable housing contribution or payment in lieu proposed
- provide a calculation/ justification for the proposed contribution/ payment.

**Larger housing schemes**

For schemes involving additional self-contained homes (and small houses in multiple occupation) with additional residential floor area of 1,000 sq m GIA or more:

The statement must:

- provide a schedule of existing and proposed residential and non-residential floor area (if any) including GIA and GEA
- provide a schedule setting out the breakdown between market housing and different types of affordable housing proposed (eg London Affordable Rent), including the breakdown by units, habitable rooms, and floor area (both GIA and where possible GEA)
- provide a calculation/ justification for the overall floor area of affordable housing proposed, and the breakdown of affordable housing types
- provide plans showing the location and layout and types of each affordable home proposed
- provide details of the types of affordable housing proposed setting out rent levels and other costs (eg service charges).

**Student housing**

For schemes involving student housing:

The statement must:

[National Planning Policy Framework](#)

[Camden Local Plan](#) policies H2, H4, H8, H9 and H10

Relevant [Neighbourhood Plans](#)

[Camden Planning Guidance](#) on Housing

Mayor's [guidance on Affordable Housing and Viability](#)

[Website information](#)

- 
- set out how the accommodation is tied via a nominations agreement to one (or more) identified Higher Education institution, accessible from the development; OR
  - provide the information set out under the Larger housing schemes requirement above, include rent controls.

**Other shared housing and housing for older people**

Provide the information set out under the Smaller and Larger housing schemes requirements above, as appropriate, based on floor space.

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**Student Housing Management Plan**

All applications involving student accommodation

A Student Housing Management Plan is required. The Plan should include details of safety and crime prevention and a 'Code of Conduct'. This shall include details on;

- health and safety standards and procedures
- maintenance and repairs
- environmental quality
- landlord and tenant relationship
- student welfare
- anti-social behaviour and disciplinary procedures
- administration, accreditation and compliance procedures
- secured by design principles as outlined in CPG
- student tenancy agreement
- move in/out strategy for arriving/departing students.

[Camden Local Plan](#) policy H9

Relevant [Neighbourhood Plans](#)

[Camden Planning Guidance](#) on Housing

[Website information](#)

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## Section 3: Listed Buildings and Conservation Areas

Local area requirement	Types of application and when required	What is required	Policy Driver and where to get more advice
<p><b>Heritage Statement - Listed building and conservation area appraisals</b></p>	<p>All listed building consent applications.</p> <p>Applications for substantial of total demolition of a building in a conservation area.</p> <p>Applications for works to buildings on the local list.</p> <p>Applications for works affecting the setting of a listed building or a conservation area.</p>	<p>You must provide a justification of the proposal in accordance with the criteria set out in the National Planning Policy Framework.</p> <p>You must provide information about:</p> <ul style="list-style-type: none"> <li>the significance of the heritage asset affected, including any contribution made by their setting</li> <li>the principles of and justification for the proposed works</li> <li>the impact of the proposal on the significance of a heritage asset, does it cause substantial harm or total loss of significance.</li> </ul> <p>The information should explain:</p> <ul style="list-style-type: none"> <li>the sources that you have considered</li> <li>the expertise that you have consulted</li> <li>the steps that have been taken to avoid or minimise any adverse impacts on the significance of the asset.</li> </ul> <p>If the proposed works would cause substantial harm or total loss of significance, provide a method statement and justification in line with National Planning Policy Framework.</p> <p>The type and amount of detail required will vary according to the particular circumstances of each application.</p> <p>You can provide this information in the design and access statement, where one is required, as part of the explanation of the design concept.</p> <p>If you are not required to submit a design and access statement then you should provide this information in a separate written statement.</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policies D1, and D2</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information</a></p>
<p><b>Photographs</b></p>	<p>All listed building consent applications.</p>	<p>Photographs dated and numbered cross-referenced to the drawings showing the areas of the building where the works/alterations are proposed (internally and externally) and the relationship of the building to the surrounding area.</p>	<p><a href="#">National Planning Policy Framework</a></p>

	<p>Applications for substantial of total demolition of a building in a conservation area.</p> <p>Applications for works to locally listed buildings.</p> <p>Applications for works affecting the setting of a listed building or a conservation area.</p>		<p><a href="#">Camden Local Plan</a> policies D1, and D2</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information</a></p>
<b>Schedule of works</b>	<p>All listed building consent applications.</p>	<p>A schedule listing all works (internally and externally). Where it is proposed to remove any part of the building including ceilings, partitions, fixtures and fittings, indicate the location, extent and character of the items to be removed on the existing elevations, plans and sections and cross referenced to a schedule of works</p> <p>If major repair works are proposed provide a supplementary schedule of works and method statement which explains the principles for the proposal</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policies D1, and D2</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information</a></p>
<b>Structural Report</b>	<p>Structural alterations or substantial demolition of a listed building</p> <p>Substantial demolition of a building in a conservation area</p> <p>Substantial demolition of a building on the local list.</p>	<p>If significant structural alterations (including new or alterations to basements) are proposed, provide structural engineering information explaining the means of structural support and loss of fabric in the form of a report which is cross referenced to the drawings.</p> <p>If the demolition works are extensive, provide structural engineering information in the form of a report which is cross referenced to the drawings, to explain means of structural support to retained building elements</p> <p>Also see requirements for a Basement Impact Assessment which may apply under section 4.</p>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policies D1 and D2</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information</a></p>



## Section 4: Reports and Assessments

Local area requirement	Types of application and when required	What is required	Policy Driver and where to get more advice
<b>Acoustic Report</b>	<p>Applications where any of the following are proposed:</p> <ul style="list-style-type: none"> <li>• plant, ventilation, air extraction or conditioning equipment and flues</li> <li>• uses likely to create significant noise such as food/ drink/ entertainment and leisure uses, industrial uses, day nurseries, places of worship, schools and colleges</li> <li>• a noise-sensitive use located in noisy environment</li> <li>• uses likely to generate a significant amount of traffic (defined as road traffic movements greater than 5% of Annual Average Daily Traffic)</li> <li>• developments emitting low frequency noise (e.g. electricity substation)</li> <li>• EIA development.</li> </ul>	<p>A “noise sensitive use” may include housing, schools/libraries, hospitals, offices, workshops, laboratories, hotels and open spaces.</p> <p>A “noisy environment” is an area where non-standard adaptations have to be made to a development in order to prevent harmful or otherwise unwanted effects, such as annoyance or sleep disturbance – for example, near a busy road, railway line, nightclub, or noisy industry.</p> <p>Noise and vibration thresholds in Appendix 3 of the Camden Local Plan can provide the starting point for acoustic reports. The assessment should be carried out by a suitably qualified and competent consultant and conform to the relevant British standards. Further detailed advice on the content of the report can be found in the Camden Planning Guidance on Amenity.</p>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> Policies A1, and A4</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p>You can find advice and information about our noise thresholds and how to limit the impact of noise in Appendix 3 of the Local Plan and <a href="#">Camden Planning Guidance</a> on Amenity</p> <p>You can find details of acoustic consultancies at:</p> <ul style="list-style-type: none"> <li>• The Institute of Acoustics <a href="http://www.ioa.org.uk">www.ioa.org.uk</a></li> <li>• The Association of Noise Consultants <a href="http://www.association-of-noise-consultants.co.uk">www.association-of-noise-consultants.co.uk</a></li> </ul> <p><a href="#">Website information</a></p>
<b>Air quality Assessment (AQA)</b>	<p>All Major development</p> <p>Any development involving biomass boilers, biomass or gas CHP (including connections to existing networks where</p>	<p>The AQA needs to consider measures to reduce any impact to acceptable levels. This should be proportionate to the scale and type of development.</p> <p>A basic AQA should be submitted or new buildings/substantial refurbishments and changes of use where occupants will be exposed to poor air quality.</p>	<p><a href="#">National Planning Policy Framework</a></p> <p>London Plan policy 7.14</p>

	<p>the increased capacity is not already covered in an existing AQA)</p> <p>Substantial earthworks or demolition</p> <p>Any development that could have a significant impact on air quality, either directly or indirectly.</p>	<p>You must submit more detailed AQAs on the following types of development:</p> <ul style="list-style-type: none"> <li>• major applications where the occupants will be exposed to poor air quality where the development is located along a busy road, diesel railway lines, or generally congested area</li> <li>• development has more than 75 new residences</li> <li>• commercial developments with a floorspace of 2,500 sqm floorspace or more</li> <li>• development involving substantial earthworks or demolition</li> <li>• development with the potential to significantly change road traffic on any busy roads (those in excess of 10,000 vehicles per day)</li> <li>• development that introduces sensitive uses into an area of poor air quality</li> </ul> <p>You can find advice about what information you need to include in the assessment in the Planning and air quality pages of our website</p>	<p><a href="#">Camden Local Plan</a> policies A1, and CC4</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Amenity; and Planning for Health and Wellbeing</p> <p>Mayor's Sustainable Design and Construction SPG, and Control of Dust and Emissions during Construction and Demolition SPG</p> <p><a href="#">Website information</a></p> <p><a href="#">AQA checklist</a></p>
<p><b>Archaeological assessment</b></p>	<p>If your proposals involve a new building or disturbance of ground within an Area of Archaeological Potential</p>	<p>Submit a desk based assessment in line with the requirements of National Planning Policy Framework.</p>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policy D2</p> <p>You can find information about Archaeological Priority Areas in the Local Plan <a href="#">policy map</a></p> <p><a href="#">Website information</a></p>
<p><b>Basement Impact Assessment (BIA)</b></p>	<p>All developments that include new or enlarged basements</p>	<p>BIAs should be prepared by suitably qualified professionals and include a non-technical summary. The report should include the following stages:</p> <ul style="list-style-type: none"> <li>• Stage 1 - Screening</li> <li>• Stage 2 - Scoping</li> <li>• Stage 3 - Site investigation and study</li> <li>• Stage 4 - Impact assessment</li> <li>• Stage 5 - Review and decision-making.</li> </ul>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policy A5</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Basements</p>

		<p>The level of technical information required in each BIA will vary according to the type of the development.</p> <p>To assist applicants in preparing BIAs we provide a pro forma which sets out the requirements for a BIA. The document itself is not intended for use as a template, but you should use the headings provided and include information on all relevant topics under those headings to ensure you meet all of the Council's expectations. Using this pro forma prior should avoid delays caused by missing information required in the assessment.</p> <p>Refer to Camden Planning Guidance on basements and any relevant development plan documents for detailed guidance on producing a BIA.</p>	<p><a href="#">Basement pro forma and website other guidance.</a></p> <p><a href="#">Arups report:</a> "Camden geological, hydro geological and hydrological study, guidance for subterranean development" Chapter 6</p>
<p><b>Biodiversity survey and report</b></p>	<p>If your application site is part of or next to a site designated for its biodiversity value such as:</p> <ul style="list-style-type: none"> <li>· Sites of Special Scientific Interest (SSSI),</li> <li>· Sites of Nature Conservation Importance (SNCI)</li> <li>· Local Nature Reserves (LNR)</li> <li>· Habitat corridors and habitat corridor – missing links.</li> <li>· Sites of Metropolitan Importance for nature conservation and the Blue Ribbon Network which are in the London Plan.</li> </ul> <p>Other thresholds and triggers in the Camden Planning Guidance</p> <p>Any other sites identified in Relevant <a href="#">Neighbourhood Plans</a></p>	<p>Submit a biodiversity survey and report which includes:</p> <ul style="list-style-type: none"> <li>• information on the existing biodiversity interests and protected species, and any possible impacts on them</li> <li>• details of any measures proposed to mitigate or compensate for the impacts.</li> </ul> <p>The initial part of the report should be a habitat assessment. An ecological survey should then follow on from the initial survey where it is found there is potential on the site for a protected / priority species to be present.</p> <p>Further information should then be provided on managing and mitigating impact, as well as potential biodiversity enhancements such as green/brown roofs and landscaping. The report can cross-reference any necessary landscaping scheme submitted.</p>	<p><a href="#">National Planning Policy Framework</a></p> <p>Protected Species and Sites list - <a href="http://www.gov.uk/topic/planning-development/protected-sites-species">www.gov.uk/topic/planning-development/protected-sites-species</a></p> <p><a href="#">Camden Local Plan</a> - Chapter 7</p> <p><a href="#">Camden Local Plan</a> policies A2, and A3</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Biodiversity, and Sustainability</p> <p>Camden Biodiversity Action Plan</p> <p>Camden's Review of Sites of Importance for Nature Conservation (SINC)</p> <p>Natural England <a href="http://www.naturalengland.org.uk">http://www.naturalengland.org.uk</a></p>

			<a href="#">Website information</a>
<b>Community Infrastructure Levy</b>	Applications that add more than 100sqm of new floor space or one or more dwellings (this can be less than 100sqm).	Completed CIL Liability Assessment form.	Community Infrastructure Levy Regulations 2010  <a href="#">Website information</a>
<b>Construction Management Plan (CMP)</b>	All major applications  Other applications set out within Local Plan para 6.13, and identified in relevant <a href="#">Neighbourhood Plans</a>	A completed CMP pro forma available on the Council's <a href="#">website</a> . Detailed guidance on CMPs can be found in the Camden Planning Guidance on Amenity.  <a href="#">Neighbourhood Plans</a> also provide guidance on the information to be included in full or outline CMPs at submission stage.	<a href="#">Camden Local Plan</a> policy A1  Relevant <a href="#">Neighbourhood Plans</a>  <a href="#">Camden Planning Guidance</a> on Amenity, Planning obligations, and Transport  <a href="#">CMP pro forma and other website information</a>
<b>Contaminated Land Assessment</b>	Development sites known or suspected to be affected by land contamination. This could include: <ul style="list-style-type: none"> <li>• former landfill sites</li> <li>• railway land</li> <li>• waste disposal sites/scrapyards</li> <li>• petrol stations</li> <li>• land used for chemical or industrial processes</li> </ul>	A Contaminated Land Assessment should be carried out by a Geo-technical or Geo-environmental Engineer, in consultation with the council's Contaminated Land team.  The amount of information required should be sufficient to determine the existence or otherwise of the contamination, the nature of the contamination, risks it may pose, and whether these can be satisfactorily reduced to an acceptable level.	<a href="#">National Planning Policy Framework</a>  <a href="#">NPPG guidance</a>  <a href="#">LCRM guidance</a>  <a href="#">Camden Local Plan</a> policy A1  <a href="#">Camden Planning Guidance</a> on Amenity  <a href="#">Website information</a>
<b>Daylight and Sunlight Assessment</b>	Any proposal with potential to negatively impact on the existing levels of daylight/sunlight of other land uses near the application site including gardens and amenity spaces.	The report needs to be prepared in line with the methods described in the Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice" 2022.  Applications for 10 or more new residential units, or applications for new residential units where there may be potential for poor light, must include an assessment of the light within the new units and associated amenity areas.	<a href="#">Camden Local Plan</a> policy A1  <a href="#">Camden Planning Guidance</a> on Amenity  BRE website: <a href="http://www.bre.co.uk/">http://www.bre.co.uk/</a>  <a href="#">BRE good practice guide</a>

	Applications for 10 or more new residential units.		<a href="#">Website information</a>
<b>Delivery and Servicing Management Plan</b>	All major applications for commercial developments and other applications that are likely to generate significant need for the movement of goods and materials when occupied	As a minimum the plan should include: <ul style="list-style-type: none"> <li>• the location of loading and unloading</li> <li>• the hours of loading and unloading</li> <li>• the frequency and size of vehicles</li> <li>• swept paths.</li> </ul>	<a href="#">Camden Local Plan</a> policy A1 <a href="#">Camden Planning Guidance</a> on Transport <a href="#">Website information</a>
<b>Drainage Report</b>	<p>All new or extended basements</p> <p>Other vulnerable development in areas at risk of flooding</p>	The drainage report should include: <ul style="list-style-type: none"> <li>• identification of flood risk</li> <li>• assessment of existing run-off rates</li> <li>• calculation of greenfield run-off rates</li> <li>• identification of measures, in line with the drainage hierarchy, to reduce runoff rates</li> <li>• calculation of proposed run-off rates.</li> </ul>	<a href="#">Camden Local Plan</a> policy CC3 <a href="#">SuDS advice</a> Planning Flood Map: <a href="http://flood-map-for-planning.service.gov.uk/">flood-map-for-planning.service.gov.uk/</a> <a href="#">Flooding advice</a>
<b>Energy Statement</b>	<p>All new build dwellings.</p> <p>All development involving five or more dwellings (including conversions or change of use) and/or more than 500sqm gross internal floor space.</p>	<p>This should demonstrate how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. All new major development should include a feasibility study for Decentralised Energy (Stage 3 of the energy hierarchy).</p> <p>Please see Local Plan Policy CC1 for energy targets (including those for renewable energy) – which vary according to type of development.</p>	<p>London Plan</p> <p><a href="#">Camden Local Plan</a> policy CC1</p> <p><a href="#">Camden Planning Guidance</a> on Sustainability</p> <p><a href="#">Website information</a></p>
<b>Environmental Impact Assessment / Environment Statement</b>	<p>Required for developments that:</p> <ul style="list-style-type: none"> <li>• is listed within Schedule 1 of the 2017 Regulations; <b>or</b></li> <li>• is listed within Schedule 2 of the 2017 Regulations and likely to have a significant effect on the environment.</li> </ul>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which an EIA is required.</p> <p>All Schedule 1 development requires an EIA. Schedule 2 development that exceeds the thresholds or criteria in the second column of the Schedule, or development in a sensitive area, must be screened by the council.</p> <p>If you decide an Environmental Impact Assessment is required you may submit an Environmental Statement with an application without having obtained a screening opinion from the council. However, you must make clear the information is intended to constitute an Environmental</p>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Practice Guidance on <a href="#">EIA</a></p> <p><a href="#">Camden Local Plan</a></p> <p>To request a screening opinion or a scoping opinion, you should contact the <a href="#">Development Management Team</a></p>

	<p>You should request a screening opinion before submitting a planning application if the development area is over 0.5ha to determine if an EIA is required.</p>	<p>Statement. You are advised to seek a scoping opinion from the council prior to submission.</p>	<p><a href="#">Website information</a></p>
<p><b>Flood Risk Assessment</b></p>	<p>All sites of one hectare or greater</p> <p>All major planning applications in areas at risk to flooding (Map 6 Local Plan, and Environment Agency maps)</p> <p>All basement development:</p> <ul style="list-style-type: none"> <li>• on streets identified as being at flood risk; or</li> <li>• in an area where historic underground watercourses are known to have been present; or</li> <li>• in areas where there is an elevated risk of groundwater flooding.</li> </ul>	<p>A Flood Risk Assessment should identify how a development will be designed to cope with flooding and how the risk will be mitigated without increasing the risk elsewhere.</p>	<p><a href="#">Camden Local Plan</a> Policy CC3</p> <p><a href="#">Camden Planning Guidance</a> on Sustainability</p> <p>Planning Flood Map: <a href="http://flood-map-for-planning.service.gov.uk/">flood-map-for-planning.service.gov.uk/</a></p> <p><a href="#">Flooding advice</a></p>
<p><b>Landscaping scheme</b></p>	<p>All major applications that include external space must be accompanied by a detailed scheme for landscaping.</p>	<p>You must provide details of the planting of trees and shrubs, surface materials, boundary screen walls and fences.</p> <p>The scheme should describe the</p> <ul style="list-style-type: none"> <li>• materials</li> <li>• species</li> <li>• tree and plant sizes, numbers and planting densities</li> <li>• levels, gradients and any earthworks required</li> <li>• timing of the implementation of the scheme.</li> </ul>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policies A2, and A3</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design, and Biodiversity</p> <p><a href="#">Website information</a></p>

		It should also include proposals for long-term maintenance and landscape management. This should cross-reference or include your SuDS Strategy.	
<b>Lighting Assessment</b>	If the proposal involves the installation of external lighting or floodlighting	<p>Submit an assessment which provides details of the external lighting or floodlighting, including:</p> <ul style="list-style-type: none"> <li>• hours of operation</li> <li>• light spillage</li> <li>• light levels</li> <li>• column heights</li> <li>• layout plan with beam orientation and light maps</li> <li>• equipment design</li> <li>• impact on nearby dwellings or roads and use of planting to mitigate effect.</li> </ul>	<p><a href="#">Camden Local Plan</a> policy A1</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Amenity</p> <p>Institute of Lighting Professionals good practice <a href="#">guides and guidance notes</a></p> <p><a href="#">Website information</a></p>
<b>Marketing and use viability evidence</b>	<p>Required for all applications involving loss of:</p> <ul style="list-style-type: none"> <li>• community facilities;</li> <li>• cultural and leisure facilities;</li> <li>• pubs;</li> <li>• shops outside town centres;</li> <li>• employment space;</li> </ul> <p>Required for any other applications or uses identified in the relevant Neighbourhood Plan</p>	<p>Marketing evidence should cover a reasonable period as set out under the relevant Local Plan and Neighbourhood Plan policy, and Camden Planning Guidance. The site should be marketed at a realistic price or rent, to demonstrate there is no longer a demand for the use. If you intend to use viability to justify failure to meet policy requirements, you must also provide a viability report to support your application.</p> <p><b>For loss of community facilities (policy C2)</b> This should include as a minimum:</p> <ul style="list-style-type: none"> <li>• a community survey providing details of other uses in the area for which there is an identified need, including public consultation.</li> <li>• evidence of marketing (minimum of 12 months)</li> <li>• a viability assessment which considers the ability of the community use to continue to trade.</li> </ul> <p>Further guidance is in the Camden Planning Guidance on community uses, leisure facilities and pubs.</p> <p><b>For loss of cultural and leisure facilities (policy C3)</b> This should include as a minimum:</p> <ul style="list-style-type: none"> <li>• evidence of marketing</li> <li>• a viability assessment which considers the ability of the site to continue to accommodate an alternative cultural or leisure use.</li> </ul>	<p><a href="#">Camden Local Plan</a> policies C2 (loss of community facilities), C3 (loss of cultural and leisure facilities, C4 (loss of a pub), TC3 (loss of shops), and E2 (loss of employment)</p> <p><a href="#">Kentish Town Neighbourhood Plan</a> policies SW2, SW3, and CC4</p> <p><a href="#">Hampstead Neighbourhood Plan</a> policy EC1 and paragraph 7.18.</p> <p><a href="#">Camden Planning Guidance</a> on Community uses, leisure facilities and pubs; Town centres and retail; and Employment sites and business premises</p> <p>Other relevant Neighbourhood Plan policies</p> <p><a href="#">Website information</a></p>

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For replacement facilities you must demonstrate they are the same standard or better than those lost, and that the new location will be easily reached by users of the facility. Further guidance is in the Camden Planning Guidance on community uses, leisure facilities and pubs.

**For loss of pubs (policy C4)**

This should include as a minimum:

- a community survey (unless the pub is already included on the Council's register of Assets of Community Value)
- information regarding public houses and their facilities in the area served by the pub
- evidence of marketing (minimum of 12 months)
- a viability assessment which considers the ability of the pub to continue to trade.

Further guidance is in the Camden Planning Guidance on community uses, leisure facilities and pubs.

**For loss of shops outside town centres (policy TC3) and secondary shopping frontages within the Kentish Town Neighbourhood plan area:**

This should include as a minimum:

- demonstration of adequate alternative provision
- evidence of marketing
- a viability assessment which considers alternative layouts and retail uses.

Further guidance is in the Camden Planning Guidance on town centres and retail.

You must also note the requirements of policies SW2, SW3 and CC4 of the Kentish Town Neighbourhood plan, and policy EC1 and paragraph 7.18 of the Hampstead Neighbourhood Plan.

**For loss of employment (policy E2)**

This should include as a minimum:

- evidence of marketing (two years)
- a viability assessment which considers the ability of the use to continue.

Further guidance is in the Camden Planning Guidance on employment sites and business premises.

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		Further advice on how to provide the marketing evidence for a particular change of use can be found under the relevant Local Plan policies, Neighbourhood Plan policies and Camden Planning Guidance.	
<b>Planning Obligations (draft Heads of Term)</b>	All applications that require the applicant to enter into a legal agreement before planning permission can be granted, taking into account the council's adopted policies and guidance.	<p>You should clarify the requirements in pre-application discussions and proposed a draft heads of term setting out your views on appropriate planning obligations. As part of the statement, full justification must be provided for not including any Heads of Terms required by policy and guidance.</p> <p>Examples of developments which may be subject to a legal agreement include (but are not limited to):</p> <ul style="list-style-type: none"> <li>• basements – (e.g. construction management plans “CMPs”, and basement construction plans)</li> <li>• new residential units (e.g. car-free, and sustainability measures, open space, CMPs)</li> <li>• major applications (e.g car-free, contributions to open space and educational facilities, sustainability measures, affordable housing, CMPs, servicing management plan, travel plans, and environmental improvements).</li> </ul> <p>You should provide details of the applicant's solicitors in order for the draft obligation to be prepared and circulated.</p>	<p>Town and Country Planning Act 1990</p> <p>Community Infrastructure Levy Regulations 2010</p> <p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a></p> <p><a href="#">Camden Planning Guidance</a> on Developer Contributions</p> <p><a href="#">Website information</a></p>
<b>Planning statement and supporting information</b>	All major applications	<p>The planning statement should explain the principles of and justification for the proposed works. The type and amount of detail required will vary according to the particular circumstances of each application.</p> <p>You should submit information explaining how the proposed development accords with the policies of the development plan, Supplementary Planning Documents and development briefs.</p> <p>You should also include details of any pre application consultation you have carried out.</p>	<p><a href="#">National Planning Policy Framework</a></p> <p>London Plan</p> <p><a href="#">Camden Local Plan</a></p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a></p> <p><a href="#">Website information</a></p>

<b>Planning statement and additional supporting information – Mini cab use plan</b>	Mini cab offices	Provide details of the whether the drivers are remote or office based, if remote, how the drivers are contacted. If the drivers are office based state how many cabs will be operating.	<a href="#">Camden Local Plan</a> policies A1, and T1 Relevant <a href="#">Neighbourhood Plans</a>  <a href="#">Camden Planning Guidance</a> on Amenity, and Transport  <a href="#">Website information</a>
<b>Planning statement and additional supporting information – Community use plan</b>	Community facilities and places of worship	Provide a description of the use and a list of the activities proposed, for example services of worship, clubs, meetings and: <ul style="list-style-type: none"> <li>• the likely number of people attending</li> <li>• the number of staff</li> <li>• proposed hours of operation</li> <li>• any use management measures proposed.</li> </ul>	<a href="#">Camden Local Plan</a> policies A1, and C2  <a href="#">Camden Planning Guidance</a> on Amenity, Community uses, leisure facilities and pubs, and Transport  <a href="#">Website information</a>
<b>Planning statement and additional supporting information – Artwork Management Plan</b>	Artwork, statues and Memorials	Provide a statement which includes: <ul style="list-style-type: none"> <li>• details of funding and ongoing maintenance arrangements</li> <li>• details of landowner’s permission and any other relevant consents, for example permission from the highway authority</li> <li>• biographic information, if the artwork is in commemoration, including details of the persons</li> <li>• significance and connection to the area.</li> </ul>	<a href="#">Camden Local Plan</a>  <a href="#">Camden Planning Guidance</a> on Design  Relevant <a href="#">Neighbourhood Plans</a>  <a href="#">Website information</a>
<b>Planning statement and additional supporting information – Evidence for certificates of Lawfulness</b>	Certificates of lawfulness	Also see details for plans and drawings under section 1b.  Applications for a certificate of lawfulness must be supported by information that demonstrates why the existing or proposed development is lawful.  <b>Permitted development</b> Provide a checklist demonstrating how the proposal meets all restrictions, limitations and conditions of the class of permitted development.	Town and Country Planning Act 1990  <a href="#">Website information</a>

		<p><b>Immunity – (four year and ten year rules)</b> Provide evidence that the works were substantially completed more than four years before the date of your application, or that the unauthorised use or breach of condition has occurred continuously and without significant interruption for the relevant period on the date of your application.</p> <p>Evidence may include dated photographs, statutory declarations, council tax/business rates records, electoral records, bills, and tenancy agreements.</p>	
<p><b>Planning statement and additional supporting information – Variation of condition and minor material amendments</b></p>	Variation of condition and minor material amendment	<p>Describe fully and precisely what the minor amendments are compared with that originally approved. This should cross-reference the annotated plans showing the proposed changes. You can provide this information in the format of a schedule.</p> <p>Explain the reason why the application is required - for example, justification to extend the opening hours for a restaurant</p>	<p>National Planning Practice Guidance on <a href="#">flexible options for planning permission</a></p> <p><a href="#">Camden Local Plan</a></p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Website information</a></p>
<p><b>Planning statement and additional supporting information – Non-material amendments</b></p>	Non material amendment	Describe fully and precisely what the amendments are compared with that originally approved. This should cross-reference the annotated plans showing the proposed changes. You can provide this information in the format of a schedule.	<p>National Planning Practice Guidance on <a href="#">flexible options for planning permission</a></p> <p><a href="#">Website information</a></p>
<p><b>Sustainability Statement (including BREEAM)</b></p>	All development	<p>All schemes must consider sustainable development principles from the start of the design process and include these in their Design and Access Statement or a Sustainability Statement. Any proposal involving substantial demolition of a building should demonstrate why it is not possible to retain and improve the existing building.</p> <p><b>For developments of 5 or more dwellings, or 500sqm or more of any additional floor space</b>, you must address sustainable development principles, in Local Plan Policy CC2, demonstrating consideration, application and proposed implementation in a Sustainability Statement.</p> <p><b>For non-domestic developments of 500sqm or more of additional floor space</b>, you must provide a BREEAM pre-</p>	<p><a href="#">National Planning Policy Framework</a></p> <p>London Plan</p> <p><a href="#">Camden Local Plan</a> policies CC1 CC2, and CC3</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Energy efficiency and adaption</p> <p>Mayor's Sustainable Design and Construction SPG</p>

		<p>assessment demonstrating how you achieve an ‘Excellent’ rating.</p> <p><b>All new-build development, and any development where air-conditioning is proposed</b>, must demonstrate how the London Plan ‘cooling hierarchy’ has been applied and informed design.</p> <p><b>Development at risk of overheating</b> (for example, single aspect units within 90 degrees of due south) should submit dynamic thermal modelling demonstrating risk of overheating has been mitigated.</p>	<p>You can find more information and guidance on the BREEAM website <a href="#">here</a></p> <p><a href="#">Website information</a></p>
<b>Telecommunications Report</b>	<p>All applications for prior notification and planning permission</p> <p>For infrastructure including masts, base stations, cabinets</p>	<p>Provide the following evidence:</p> <ul style="list-style-type: none"> <li>• Outcome of consultation with local community, including nearby schools and colleges.</li> <li>• For an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; OR</li> <li>• For a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.</li> </ul>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Website information</a></p>
<b>Transport Assessment including a Travel Plan</b>	<p>All major applications</p> <p>Applications that have an impact on transport for example: changes of use or extensions to places of worship, educational buildings and community facilities.</p> <p>May include prior approval application in connection with permitted development rights for</p>	<p>The coverage and scale of the assessment should reflect the scale of the development and the extent of the transport implications of the proposal.</p> <p>Provide an assessment of the transport and servicing impact of the development which includes:</p> <ul style="list-style-type: none"> <li>• existing and proposed vehicular and pedestrian journeys to and from the site by all modes of transport</li> <li>• description and analysis of existing transport conditions</li> <li>• how the proposal will affect the transport conditions</li> <li>• a travel plan which outlines the measures that will be put in place to improve access to public transport and reduce the need for parking associated with the proposal</li> </ul>	<p><a href="#">National Planning Policy Framework</a></p> <p>TfL guidance on <a href="#">transport assessments</a> and <a href="#">travel plans</a></p> <p><a href="#">Camden Local Plan</a> policy A1</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Transport</p>

	change of use as appropriate.	<ul style="list-style-type: none"> <li>proposed loading areas, arrangements for manoeuvring, servicing and parking cross referenced to the drawings</li> <li>define the net impacts on the transport network</li> <li>measures used to mitigate the impacts.</li> </ul>	<p>Further guidance available in <a href="#">Camden Planning Guidance</a> and TfL transport assessment <a href="#">webpages</a></p> <p><a href="#">Website information</a></p>
<b>Tree survey/ arboricultural assessment</b>	If there are trees within the application site or on adjacent sites including street trees.	<p>You will need to provide information about</p> <ul style="list-style-type: none"> <li>species, spread, roots and position of trees</li> <li>which trees you are proposing to fell</li> <li>which trees will be affected in any way by the proposed development</li> <li>the measures that will be used to protect retained trees during construction</li> <li>justification for removal of any protected trees, or important trees identified in <a href="#">Neighbourhood Plans</a>.</li> </ul> <p>You will need to provide the information in the form of the documents and plans listed below in line with current British Standards:</p> <ul style="list-style-type: none"> <li>a pre-development tree survey</li> <li>a tree constraints plan</li> <li>an arboricultural impact assessment</li> <li>an arboricultural method statement including a tree protection plan.</li> </ul>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Camden Local Plan</a> policies A2, and A3</p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Design, and Biodiversity</p> <p>Natural England's "<a href="#">Ancient Woodland and Veteran Trees: Assessment Guide</a>"</p> <p>You can find information on arboricultural surveys and assessments and a list of Arboricultural Association approved consultants on the <a href="#">Arboricultural Association website</a>.</p> <p><a href="#">Website information</a></p>
<b>Waste storage and collection</b>	<p>Major applications</p> <p>Other applications that will have an impact on the generation of waste</p> <p>For example conversion to flats, changes of use to bars, restaurants, takeaway food outlets.</p>	<p>You are required to make appropriate arrangements and/or space for the storage and collection of recycling and refuse.</p> <p>You need to include these details on the plans and/or address them in the application form.</p>	<p><a href="#">Camden Local Plan</a> policies D1, and CC5</p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p><a href="#">Website information</a></p>

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**Views analysis - London View Management Framework (LVMF) and other identified views**

If the application site lies within the landmark viewing corridor and the proposed height exceeds the development plane between the viewpoint and either the base of the lower drum of St Pauls Cathedral or the general roofline of the Palace of Westminster, the impact of the development on the view needs to be assessed in line with the LVMF.

If the application site lies within the foreground or backdrop to any view identified in development plan policy or guidance, the impact on the view needs to be assessed.

For LVMF views you must submit:

- elevations annotated to show the height of the building above Ordnance Datum + the height of the Development Plane
- photographs of the view and photomontages of the proposed situation
- verified visual montages (VVM) will be required to confirm the accuracy.

For other views identified in policy or guidance, including [Neighbourhood Plans](#), you must submit photographs of the view and photomontages of the proposed situation.

[Camden Local Plan](#) policy D1

Relevant [Neighbourhood Plans](#)

[Camden Planning Guidance](#) on Design

Find details of Landmark Viewing Corridor in the policy proposals map

[London View Management Framework \(LVMF\)](#)

[Website information](#)

## Section 5: Major Applications – Additional requirements

The following additional requirements apply to Major applications. This means applications for 10 or more dwellings net or 1,000sqm additional non-residential floor-space.

Local area requirement	Types of application and when required	What is required	Policy Driver and where to get more advice
<b>Documents and Drawings for major applications</b>	Major applications	<ul style="list-style-type: none"> <li>Two copies of drawings to scale with all associated documents</li> <li>An electronic set of drawings/documents</li> <li>Elevations should include AOD labels for key heights and floor levels</li> </ul>	<a href="#">Camden Local Plan</a> <a href="#">Camden Planning Guidance</a> <a href="#">Website information</a>
<b>Crime Impact Assessment</b>	Major applications	<p>Submit a crime impact assessment either as part of the Design and Access Statement or as a separate document cross-referenced to the Design and Access statement.</p> <p>The assessment needs to demonstrate that you have considered the impact on crime and anti-social behaviour and where appropriate designed out.</p>	<a href="#">Camden Local Plan</a> policies C5, and D1 Relevant <a href="#">Neighbourhood Plans</a> <a href="#">Camden Planning Guidance</a> on Design <a href="#">Website information</a>
<b>Employment and Training Strategy</b>	Major applications	An Employment and Training Strategy should be submitted to demonstrate how employment and training requirements will be addressed and supported during and/or after construction.	<a href="#">Camden Local Plan</a> policy E1 Relevant <a href="#">Neighbourhood Plans</a> <a href="#">Camden Planning Guidance</a> on Employment sites and business premises <a href="#">Website information</a>
<b>Health Impact Assessment</b>	Major applications	<p>For major developments of 10 to 99 net dwellings or 10,000sqm of additional commercial or visitor floorspace, a rapid assessment should be undertaken using the NHS London Healthy Urban Development's Rapid Health Impact Assessment Tool. This assessment should be submitted with the planning application. See: <a href="http://www.healthyurbandevelopment.nhs.uk/">http://www.healthyurbandevelopment.nhs.uk/</a></p> <p>For largescale major developments of 100+ net dwellings or 10,000sqm of additional commercial or visitor floorspace or</p>	<a href="#">Camden Local Plan</a> policy C1 Developers can contact Camden and Islington Public Health through our Development Management Team for guidance and advice on health impact assessment, and the potential health impacts on which to focus

		more, a comprehensive Health Impact Assessment is likely to be required.	<a href="#">Website information</a>
<b>Regeneration statement</b>	Major applications	<p>A supporting statement of any regeneration benefits from the proposed development, which includes:</p> <ul style="list-style-type: none"> <li>• details of any new jobs that might be created or supported</li> <li>• the relative floor space totals for each proposed use</li> <li>• any community benefits</li> <li>• reference to any regeneration strategies that might lie behind or be supported by the proposal.</li> </ul>	<p><a href="#">Camden Local Plan</a></p> <p>Relevant <a href="#">Neighbourhood Plans</a></p> <p><a href="#">Camden Planning Guidance</a> on Developer Contributions</p> <p><a href="#">Website information</a></p>
<b>Sustainable Drainage Systems (SuDS) Strategy</b>	Major applications	<p>The level of detail and scope will depend on the scale and type of development.</p> <p>All major development to follow the drainage hierarchy and achieve a 'greenfield' run-off rate.</p> <p>This should include completion of Camden's drainage pro forma.</p> <p>Major developments will be required to demonstrate they can constrain runoff volumes for a 1 in 100 year, 6 hour rainfall event, where feasible.</p>	<p><a href="#">Camden Local Plan</a> policy CC3</p> <p><a href="#">Camden Planning Guidance</a> on Energy efficiency and adaption; and Water and flooding</p> <p>Camden <a href="#">Drainage pro forma</a></p> <p><a href="#">Website information</a></p>
<b>Computer visualisations /renders</b>	Major applications	Verified Views with 3D visualisations (preferably photomontages) showing the development in context with its surroundings.	<p><a href="#">Camden Local Plan</a> policies D1, and D2</p> <p><a href="#">Camden Planning Guidance</a> on Design</p> <p>Any views identified in <a href="#">Neighbourhood Plans</a></p> <p>The London View Management Framework SPG (also see requirement for views analysis)</p>