



*This document has been produced by the Highgate Society Sustainable Homes group, to give an overview of the planning guidelines in Barnet/Camden/Haringey/Islington.*

## **CAMDEN**

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There are certain common themes arising from climate change in the policy documents of each of the four boroughs within which Highgate is situated: reduction in energy use to achieve reductions in CO<sub>2</sub> emissions, use of renewable energy, conservation of water, flooding. The requirements and recommendations to achieve those changes vary between Boroughs.

Not everyone realises that obtaining Planning Permission or Listed Building consent is not the only requirement that allows you to build or alter buildings. There is a raft of regulations but the most significant for any project are the Building Regulations. **Please see our *Building Regulations* section for more information**

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### **Policy**

Go to <http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies.en> then click "When were our development policies adopted?" on [Development Policies - Adoption Version \(PDF, 5.8MB\)](#)

Policy DP22 : Promoting sustainable design and construction :

The Council will **require** (that) schemes must:

- a) demonstrate how sustainable principles have been incorporated into design
- b) incorporate green or brown roofs and green walls wherever suitable

The Council will promote and measure sustainable design and construction by:

- c) **expecting** new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016

- d) **expecting** developments (except new build) of 500sq m of residential floorspace or above or 5 or more dwellings to achieve "very good" in EcoHomes assessments prior to 2013 and **encouraging** "excellent" from 2013
- e) **expecting** non-domestic developments of 500 sq m of floorspace or above to achieve "very good" in BREEAM assessments and "excellent" from 2016 and **encouraging** zero carbon from 2019

The Council will **require** ....schemes (to) include appropriate climate change adaptation measures, such as:

- f) summer shading and planting
- g) limiting run-off
- h) reducing water consumption
- i) reducing air pollution; and
- j) not locating vulnerable uses in basements in flood-prone areas

Examples of design issues:

- design for and inclusion of renewables energy technology
- impact on existing renewable and low carbon technologies in the area
- sustainable urban drainage, including brown or green roof
- impact on microclimate

#### Policy DP 23 : Water

The Council will **require** developments to.....

- a) incorporat(e) water efficient measures....., reusing surface water and grey water on site
- b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network and SUDS
- c) reducing pressure on storm water and sewer network in areas....shown as being at risk of flooding
- d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present; and
- d) encouraging.....attractive and efficient water features

#### Policy DP25 : Conserving Camden's Heritage

25.16 Proposals that reduce energy consumption of listed buildings will be **welcomed** provided that they do not cause harm to the special architectural and historic interest of the building or group ..... for instance roof insulation, draught proofing and secondary glazing, more efficient boilers and heating/lighting systems, and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics

## **Camden Planning Guidance**

CPG 3: download from

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/sustainability-statements-design-and-construction.en>

CPG3 is downloadable from the Documents box on the right.

Section 4 : Energy efficiency in exiting buildings

What does the Council **expect**?

- All buildings, whether being updated or refurbished, are **expected** to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property is included. As a guide, at least 10% of the project cost should be spent on the improvements
- **Where retro-fitting measures are not identified at application stage we will most likely secure the implementation of environmental improvements by way of condition. Appendix 1 sets out a checklist of retro fit improvements for applicants**
- Development involving a change of use or a conversion of 5 or more dwellings or 500sq m of any floorpace, will be **expected** to achieve 60% of the un-weighted credits in the Energy category in their EcoHomes or BREEAM assessment, whichever is applicable.
- Special consideration will be given to buildings that are protected e.g. listed buildings to ensure that their historic and architectural features are preserved.

Section 9 : Sustainability assessment tools

9.8 You are **strongly encouraged** to meet the following standards in accordance with Development Policy DP22 – promoting sustainable design and construction:

2010-2012	Level 3	Minimum standard for categories: Energy reduction 50%
2013-2105	Level 4	Minimum standard for categories: Water reduction 50%
2016 + categories:	Level 6	Zero carbon Minimum standard for Use of recycled materials 50%
Etc .....		

## Section 10: Brown roofs, green roofs and green walls

What will the Council **expect**?

The Council will **expect** all developments to incorporate brown roofs, green roofs and green walls unless it is demonstrated this is not possible or appropriate. This includes new and existing buildings. Special consideration will be given to historic buildings to ensure historic and architectural features are preserved

## Section 11 : Flooding

- 11.8                    Diagram showing rainwater disposal from green roof via grey water collection and water butt to soak away  
11.9 & 11.10           cover ground water/underground streams issues

## **Supplementary Planning Documents**

[www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/supplementary-planning-documents--spds/](http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/supplementary-planning-documents--spds/)

## **Retrofitting your home – planning guidance**

See pages 31 – 47 for planning requirements: Summary by type of intervention/alteration

## **Solar panels PV and HW attached to building**

### Conservation Area without an Article 4

Permitted development subject to conditions:

- Not on a main or side wall where visible from the street
- Protrude no more than 200mm from roof slope or wall
- No higher than the roof line (excluding chimney)

Preference is for the integrated roof tile style. Where a conservatory is permitted PV could be integrated into glazed panels

### Conservation Area with Article 4 that covers solar panels

NOTE: Article 4 Directions for solar panels only apply in Belsize Park CA, Hampstead CA, Swiss Cottage CA and specific properties in Frogal Way

Permitted development subject to conditions:

- Not on a main roof slope
- Not on the side roof slope that faces a public or private street or publicly accessible space
- Not on a main or side wall where visible from the street
- Protrude no more than 200mm from the roof slope or wall
- No higher than the roofline (excluding chimney)

May be acceptable on front roof slope if roof is shallow and covered with slate and integrated roof tile style proposed so not visible from the street. Where a conservatory is permitted PV could be integrated into glazed panels

Considerations:

- Location
- Impact on appearance of property, streetscene, historic value or property or streetscene
- Efficiency of panel
- Preference for integrated roof tile style

Listed buildings :

Consent required. May be acceptable if panels do not damage internal or external historic fabric of building and not visible from the street eg hidden by parapet/valley. Where a conservatory is permitted, PV could be integrated into glazed panels.

### **Solid wall insulation**

NOTE this refers to insulation on the outside of external walls, known as external wall insulation

Conservation Area without an Article 4

Planning permission required. May be acceptable if building has an existing stucco finish with no details and new finish matches..... Rear elevation has the most potential. However it is unlikely to be acceptable if:

- the rear elevation has a detailed design
- the rear elevation is part of a uniform terrace
- the window and other details cannot be treated sensitively

Conservation Area with Article 4

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- the rear elevation has a detailed design
- the rear elevation is part of a uniform terrace
- the window and other details cannot be treated sensitively

Considerations where planning permission required :

- appearance of property and streetscene
- effect on relationship of façade with adjoining properties and terrace
- impact of new materials on long term survival of original fabric and maintenance

Listed buildings

Unlikely to be acceptable due to impact on the historic fabric of the buildings

## **Double glazing**

### Conservation Area without Article 4

Permitted with condition:

- Dwellings: materials to be used to be of similar appearance to the existing ones
- Flats: appearance of windows to be the same as existing windows

### Conservation Area with Article 4

Permitted with conditions:

- match in materials, colour & surface finish (e.g. bricks, mortar, timber)
- same dimensions
- same fenestration pattern and detailed profile
- replicate original details such as window catches, handles, pulleys, etc

Considerations where planning permission required:

- appearance of windows in relation to overall property and streetscene
- materials and design should match original

### Listed buildings

Listed Building consent required.

- Original/historic parts of a building – unlikely to be acceptable due to impact on appearance and fabric of the building
- Double glazing on non-original/non-historic parts of the building likely to be acceptable
- Secondary glazing is generally acceptable where it does not damage original window or shutters, if present, and does not conflict with existing glazing patterns

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**GW**

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