



London Borough of Camden
Information and Records
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Date: 12/02/2021

Case reference: CAM1061

Dear Requester

Thank you for your request for information dated 25/01/2021 about **the London Plan policy 5.9 (overheating risk) in planning decisions**. We have dealt with this under the Environmental Information Regulations 2004.

Response

The council holds the information requested and the answers to your questions are as follows:

Under EIR 2004 regulations, I would like to request information regarding the council's implementation of London Plan policy 5.9 (on overheating risk) in planning decisions, particularly in major residential developments.

Specifically:

1. What is the council's approach to implementing policy 5.9, and has the council developed additional local policies in this area?

Policy 5.9 of the London Plan (2011) has been applied to schemes in Camden insofar as it deals with major development. Policy SI 4 Managing Heat Risk in the new London Plan (Publication Dec. 2020) is now treated as a material consideration for development in Camden.

Policy CC2 of Camden's Local Plan (2017) states – in excerpt:

"All development should adopt appropriate climate change adaptation measures such as:... d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy."

Other parts of the policy itself, as well as its supporting text provide further detail on the Council's expectations around overheating and cooling including:

"The Council will discourage the use of air conditioning and excessive mechanical plant".

“Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need after all of the preferred measures are incorporated in line with the cooling hierarchy”.

This is further strengthened through advice in the Camden Planning Guidance on Energy Efficiency and Adaptation.

2. At the pre-application stage, what advice is provided to developers to help them address policy 5.9? For example, are developers made aware of GLA guidance on energy assessments and the ‘Early Stage Overheating Risk Tool’ in Appendix I?

Developers are made aware in pre-application of the Council’s key local policies and expectations, including on overheating, and are advised to consult the Camden Planning Guidance ‘Efficiency & Adaptation’. This contains sections on overheating which in turn refers to the London Plan.

They are also typically referred to the relevant GLA guidance including on energy assessments and the requirements to undertake dynamic overheating modelling in line with guidance and to complete the domestic overheating checklist. For new applications the updated draft guidance 2020 which includes the Early Stage Overheating Risk Tool will be highlighted.

3. Are developers expected to carry out dynamic overheating modelling as recommended in the GLA guidance?

Yes, major schemes are expected to carry out modelling. In particular schemes at risk of overheating, and those proposing active cooling, are required to do so. The policy CC2 supporting text states:

“8.41 Any development that is likely to be at risk of overheating (for example due to large expanses of south or south west facing glazing) will be required to complete dynamic thermal modelling to demonstrate that any risk of overheating has been mitigated.

8.32 Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.”

4. How does the council monitor the success of these policies in reducing overheating issues in new build properties?

There is currently no mechanism, or resource, in place to actively monitor or survey occupants or building managers in order to monitor the success of the policies. In the event that planning were to receive complaints from occupants about overheating issues then this matter would be referred

to the planning enforcement team to consider whether there was a breach of planning control.

Further Information:

We do not give our consent for any names and contact details provided in this response to be sent marketing material. Any such use will be reported to the ICO as a breach of General Data Protection Regulations and the Privacy and Electronic Communication Regulations.

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Yours sincerely,

Peter Williams
Information Rights Officer