

Kilburn Neighbourhood Plan

Basic Conditions Statement

(Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990)

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1.0 Introduction

1.1 1.1 Background

Like other parts of London, Kilburn is facing pressures for change and development. If this is to be addressed in a way which benefits the people who live and work here, it must respond to the existing character of the area and the future needs of the community.

The Kilburn Neighbourhood Plan sets out the local community's aspirations for Kilburn for the ten-year period 2023-2033 and establishes policies in relation to land use and development. These policies will influence future planning applications and decisions in the area. But the Neighbourhood Plan is much more than this. It represents the community manifesto to the Neighbourhood Forum, bringing together more than just traditional planning matters.

Kilburn was formally designated as an area for neighbourhood planning purposes (Fig. 1) and the Kilburn Neighbourhood Forum was established on 2nd June 2016 by LB Brent and 3rd June 2016 LB Camden. The Forum was renewed for a further five years in January 2022. The Kilburn Neighbourhood Plan Forum has surveyed, spoken to, and listened to members of the community. Our Consultation Statement provides details of how we have engaged with the wider community. The Kilburn Neighbourhood Plan has been developed within the context of national, strategic and local planning policy and the overriding objective of promoting sustainable development.

In submitting the draft Neighbourhood Plan the LB of Camden and the LB Brent, the legislation requires a number of other documents to be submitted with the Neighbourhood Plan. One of these is a 'basic conditions statement.' Only a neighbourhood plan that meets each of the "basic conditions" can be put to a referendum and, if successful, be used to assist in the determination of planning applications.

This Basic Conditions Statement sets out how the Kilburn Neighbourhood Plan (KNP) has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the KNP independent Examiner.

1.2 What are the basic conditions?

The basic conditions to be met by a Draft Neighbourhood Plan are set out in Paragraph 8 (1) (a) (2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011). The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the Neighbourhood Development Plan does not breach and is otherwise compatible with EU obligations.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

2.0 Legal Requirements

There are five prescribed legal requirements for a neighbourhood plan. The table below shows how the Kilburn Neighbourhood plan meets the legal requirements.

Legal requirements	How the draft Kilburn neighbourhood plan meets the legal requirements
<p>1. The plan is being submitted by a qualifying body. In a neighbourhood area that covers the whole or any part of the area of a parish / town council only a parish / town council can submit the neighbourhood plan. If the plan is for an area that includes the whole or part of the area of another parish or town council (a multi-parish plan), consent must be obtained from all of the parish / town councils whose area is included. This could take the form of a written consent form. Elsewhere the plan must be submitted by a designated neighbourhood forum.</p>	<p>The draft Kilburn neighbourhood plan is submitted by a qualifying body: it has been produced by the Kilburn Neighbourhood Forum as the qualifying body for the neighbourhood area. the Kilburn Neighbourhood Forum was established on 2nd June 2016 by LB Brent and 3rd June 2016 LB Camden. The Forum was renewed for a further five years in January 2022 in accordance with the Town and Country Planning Act 1990.</p>
<p>2. The draft neighbourhood plan sets out policies in relation to the development and use of land in the whole or any part of a neighbourhood area. A neighbourhood plan must include land use planning policies that can be used in the determination of planning applications. It must also relate to a designated neighbourhood area. The statement needs to confirm these two matters, clearly stating which designated neighbourhood area the draft plan relates to.</p>	<p>The draft Kilburn neighbourhood plan sets out policies in relation to the development and use of land: it sets out policies in relation to the development and use of land within the designated Neighbourhood Area</p>
<p>3. The proposed neighbourhood plan states the period in which it is to have effect. This should be clearly shown on the front</p>	<p>The Kilburn neighbourhood plan states the period in which the plan is to have effect: it states on its cover that the Plan period is</p>

<p>of the plan and confirmation of the period should also be included within the basic conditions statement</p>	<p>2023-2033</p>
<p>4. The policies do not relate to excluded development. For example county matters (mineral extraction and waste development) and Nationally Significant Infrastructure Projects</p>	<p>The policies in the draft Kilburn neighbourhood plan do not relate to excluded development:</p>
<p>5. The proposed neighbourhood plan does not relate to more than one neighbourhood area. You cannot submit a neighbourhood plan that relates to more than one neighbourhood area and there can only be one neighbourhood plan in force for each neighbourhood area.</p>	<p>The draft Kilburn neighbourhood plan does not relate to more than one area: it covers the single Neighbourhood Area as approved by Camden Council and Brent Council</p>



3.0 Basic Conditions

3.1 Regard to national policies (Table 1)

The Kilburn Neighbourhood Plan has been prepared with regard to national policies set out in the National Planning Policy Framework (NPPF) and national Planning Practice Guidance with respect to the production of neighbourhood plans.

The Kilburn Neighbourhood Plan has responded to paragraph 8 in the NPPF which sets out the three interrelated objectives of sustainable development: economic, social and environmental. The Kilburn Neighbourhood Plan provides additional policy to shape and direct development in the neighbourhood area in the following topics: design and heritage, the natural environment, elements of housing supply; traffic, transport and air quality; the mix of uses in the town centre; the provision of community facilities and aspects of the management of proposals for basement development.

In line with paragraphs 15 and 16 of the NPPF a shared vision has been developed with the community and a set of clear policies developed that directly address community concerns and provide additional detail to those contained in the London Plan 2021, Brent Local Plan 2022, Camden Local Plan 2017, draft Camden Local Plan 2024.

Policies provide clear and positive guidance on the use and development of land and avoid duplicating policy in other parts of the development plan (PPG para 41). Once made the Kilburn Neighbourhood Plan will become part of the development plan for the area as set out in paragraphs 18 and 19 of the NPPF. Table 1 provides a summary of the key relevant paragraphs of the NPPF for each of the DHNP policies.

In line with NPPF paragraph 13 it supports the strategic policies of the London Plan 2021, Brent Local Plan 2022, Camden Local Plan 2017, draft Camden Local Plan 2024 (see Table 2) and plans positively to shape local development.

3.2 Sustainable Development (Table 2)

The consideration of the Kilburn Neighbourhood Plan's contribution to sustainable development requires wider consideration of the social, economic, and environmental contributions to sustainable development. A broad-brush analysis has been undertaken of each policy to demonstrate the likely impacts and this is contained in Table 2. The analysis demonstrates that the Kilburn Neighbourhood Plan's, when made, would contribute to sustainable development.

3.3 General Conformity with Strategic Policies (Table 3)

The Development Plan consists of the London Plan 2021, Brent Local Plan 2022, Camden Local Plan 2017, draft Camden Local Plan 2024. These documents cover the whole of the neighbourhood plan area. As the London Plan is more recently adopted in the case of any conflict between documents the London Plan takes precedence in relevant matters (Section 38(5) of the Planning and Compulsory Purchase Act 2004). As the London Plan is a strategic plan and all its policies have been taken to be strategic. In the case of the Camden Local Plan, Brent Local Plan, and Camden draft Local Plan the analysis has considered how the Kilburn Neighbourhood Plan supports all relevant policies. Table 3 shows how the Draft Kilburn Neighbourhood Plan is in general conformity with the planning documents.

3.4 Assimilated Obligations

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A number of European obligations, covering environmental and human rights issues have been assimilated into UK law.:

- In a screening opinion dated 13 September 2023 the London Borough of Camden and the London Borough of Brent considered that a Strategic Environmental Assessment (SEA) was not required for the Kilburn Neighbourhood Plan and therefore that the policies are unlikely to have significant environmental effects, as defined by the Environmental Assessment of Plans and Programmes Regulations 2004 (and any subsequent amendments). The opinion is submitted as an accompanying document.
- A Habitats Regulations Assessment Appropriate Assessment screening was not undertaken by the London Boroughs of Camden and Brent for their Local Plans.
- With regard to the protection of Human Rights the draft Kilburn Neighbourhood Plan is not considered to have a negative discriminatory effect on any of the following protected characteristics of people – age, gender, race, sexual orientation, religion and belief and disability.

Table 1: Relationship of Draft Kilburn Neighbourhood Plan to NPPF

Policy No.	Policy Title	NPPF Paragraph	Commentary
DK1	High Road Land uses	8, Section 7, 96, 97, 132, 191(a), 196/203	This policy seeks to retain and improve the variety of economic and social activities (96) for the vitality of the town centre (section 7), with regard to established retail frontages and in integration with housing as per para 97. In line with para 132, the policy provides a clear design vision for what reflects local aspirations and thus is likely to be acceptable. It is aligned with para 191(a) in reducing adverse impacts of noise pollution. It satisfies para 203 by supporting positive contributions to specified heritage assets.
DK2	Creative Industries	8, 85, 86, 87, 90 b) c) d), 123	This policy seeks to achieve affordable workspace for creative industries to flourish in Kilburn. The Commercial, Business and

			Service land use class E(g) is applied. Particularly, para 87 mentions creative industries. Para 90 b) c) d) promotes the vitality of town centres, relevant to the entire plan as Kilburn is designated as a major town centre in the London Plan. Para 123 also states that "planning policies and decisions should promote an effective use of land" which is relevant here too.
DK3	Markets and outdoor stalls	8, 85, 86, 87, 90 b) c) d), 123, 124 c)	Like DK2, paras 8, 85, 86, 87, 90 b) c) d), 123, are applicable to DK3. Para 124 c) references the importance of exploring new uses for brownfield sites.
DK4	Social and Community facilities	8, 20 c), 90, 108 c), 114 a) b), 116 b) c), 135 f)	Para 20 c) emphasizes the need for community facilities, which DK4 meets by naming all important facilities in table 2 and guaranteeing that they will not be removed without a very careful consideration of how this would impact the community first. Para 90 again emphasizes the importance of vitality in the town centre. Para 114 a) mentions the importance of sustainable transport which DK4 in promoting walking, cycling and public transport. In a similar vein, para 116 b) call for pedestrian and cycle followed by public transport modes of transportation and c) that these address the needs of people with disabilities and reduced mobility. Finally, DK4 also aligns with para

			135 f) which heeds inclusive and accessible places.
CK1	Design Principles	8, 18, 28, 96, 116, 129, section 12, section 16	This policy aligns with the social objectives of the NPPF as set out in para 8. It contains positive non-strategic locally-evidenced policy as set out in para 18 and 28. It is in line with para 96 in assuring safety through design. In making provisions for the safety of alternative transport, it is in line with para 116. In line with para 129, it uses design codes to encourage appropriate development, which also puts the policy in line with the thrust of section 12. In seeking to protect and enhance historic assets, referencing their particular local significance identified in Conservation Area Appraisals, it is in line with Section 16.
CK2	Shopfronts	8, 96, Section 12, Section 16, 191(c)	This policy aims to encourage an attractive retail environment which is in line with the thrust of para 96 to create beautiful buildings, and Section 12 in its emphasis on local design characteristics and the creation of well-designed and beautiful places. It is in line with Section 16 on the conservation, enhancement and enjoyment of the historic environment and para 191(c) which encourages the limitation of light pollution.

CK3	Streets for people	8, 108, 116	This policy seeks provision of safe walkable streets, and convenient cycle parking, which is in line with the approach to sustainable transport set out in para 108. This policy aligns with para 116, as it gives priority to pedestrian and cycle movement, creates safe and attractive places which minimise the scope of conflict between pedestrians, cyclists and vehicles.
CK4	Design Review	8, 133, 138	The policy promotes the use of Design Review process when appropriate. Para 138 requires Planning Authorities to make appropriate use of tools and processes for assessing and improving the design of development and to have regard to any recommendations made by design review panels. Encouragement of early engagement with design review panel is in line with para 133.
WK1	High Road Public Realm	8, 18, 28, 96a, 97a, 116c, Section 12 particularly para 141	This policy seeks to ensure that new development is well-designed, fostering economic growth, vibrant communities, and working towards mitigating and adapting to climate change, thus achieving sustainable development as set out in para 8. It contains positive non-strategic locally-evidenced policy as set out in para 18 and 28. It encourages design that encourages

			socialisation and improves safety as in para 96a. It plans positively for shared space and community facilities as in para 97a. It is in line with the specific reference to reducing street clutter in para 116c. It aligns with the thrust of Section 12 regarding well-designed and beautiful places, and particularly para 141 regarding advertisements.
WK2	Mobility Hubs	8, 110d, 111	This policy aligns with the environmental and social objectives of the NPPF as set out in para 8. It calls for cycle parking in line with para 110d. For cars, it calls for charging points for electric vehicles, in line with para 111.

Table 2 Delivering Sustainable Development

NPPF Overarching Objectives	KNP Policies and Proposals
<p><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>KNP Objective 1, implemented through Policies WK1, WK2, and CK3 supports proposal for development that increase the safety and active use of Kilburn High Road’s street space, enhancing footfall and contribute to the local high street economy and its businesses. KNP Objective 3 and Policies DK1, DK2, DK3 encourages</p>

NPPF Overarching Objectives	KNP Policies and Proposals
	<p>development that integrates with existing or introduce new types of workspaces and accommodations for economic activities uses enhance the existing local economy. The policies promote also nighttime and leisure economy, the clustering of creative industries, and the provisions for outdoor markets and market stalls.</p>
<p><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;</i></p>	<p>The neighbourhood plan overall encourages housing development through the promotion of vibrant, and revitalised public realm, healthy and sustainable lifetime neighbourhoods. Good quality urban design (policy WK1) and active mobility (policy WK2) are essential criteria listed in the KNP to ensure the suitability of development to the definition of social sustainability. Policies CK1 and CK4 provide clear design guidance for development proposals. Policy DK2 promotes the protection of locally relevant community facilities and assets and supports the development of new community facilities.</p>
<p><i>c) an environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>The KNP adopts a systemic and holistic approach to delivering environmental objectives. Objective 1 promotes the connection of existing green spaces into a green network infrastructure supported by policy WK1 (which encourages the delivery of biodiversity net gain through greening initiatives in the public realm).</p> <p>The KNP adopts an active and positive approach to the protection and enhancement of the historical architectural and cultural heritage. Policy CK1 establishes guidance for urban design that is mindful of the existing urban historical characters, in styles, massing, materials. Policy CK2 identifies features to be preserved along the high street through the renovation of shop fronts. Policy CK4 encourages the use of design review panels to ensure the implementation of NP policies.</p>

Table 3 General Conformity with Strategic Planning Policies in the development plan for Brent Council & Camden Council

General Conformity of the Draft Kilburn Neighbourhood Plan with the Development Plan (London Plan 2021, Brent Local Plan 2022, Camden Local Plan 2017), draft Camden Local Plan 2024		
DKNP Policy	Development Plan Policy	Commentary
DK1 High Road Land uses	London Plan GG1, GG5, SD6, E1, E9	<p>This policy focuses on Town Centre land uses, their design and is generally aligned with Good Growth Objective 1: Building strong and inclusive communities, as it created a local, area-based positive vision for an area, it's identity and heritage. Is also aligns with Good Growth Objective 5: Growing a good economy, by ensuring resilience and vitality of the town centre, it's commercial, cultural, employment and heritage assets.</p> <p>The policy ensures the resilience of the town centre as per SD6, by promoting a diverse range of uses, including commercial, social and cultural activities, promoting and regulating for mixed use development with housing. It also broadly aligns with policies E1 and E9 in providing office and retail space respectively, of appropriate type and location.</p>
	Brent Local Plan BE4, BHC1, BHC3	This policy conforms to Brent Local Plan policy BE4: Supporting strong centres by seeking to provide a resilient variety of uses in the town centre, including mixed-use development where appropriate, seeking to use vacant sites on the temporary basis and having regard

		to local heritage assets. It further conforms to policy BHC1 in promoting refurbishment of identified heritage assets and to policy BHC3 by supporting local creative cluster.
	Camden Local Plan C3, D2, TC2, TC4	The policy is in conformity with Local Plan Policy TC2, as it provides for a range of uses, while protecting the primary commercial function. It complies with policy TC4 in considering integration of new development with the surrounding buildings, potential noise pollution and fumes. It also complies with policy D2 in treatment of heritage assets and policy C3 in location of facilities and the use of temporary sites.
	Draft Camden Local Plan IE6, A2	This conforms with Local Plan policy IE 6: Supporting town centres and high streets with regard to scale and character of development, retention of ground floor commercial or community space, provision and clustering of floorspace for cultural, community, and leisure uses, the use of vacant/underutilised properties for temporary uses. It also conforms with policy A2: Safety and security in creating outlook onto a public space by promoting balconies at the upper storey residential uses.
DK2 Creative Industries	London Plan GG2, GG5, E2, E3, E8, HC5, SD6	GG2 (Making the best use of land): This policy calls for redeveloping brownfield land, embodied by DK2's wish to transform sites for the creative industries. GG5 (Growing a good economy): This policy seeks to ensure that London's economy diversifies. Policy E2 (Business Space): Ensures availability of flexible, affordable spaces catering to SMEs and creative sectors.

		<p>Policy E3 (Affordable Workspace): Supports the provision of affordable workspaces for SMEs and creative industries.</p> <p>Policy E8 (Sector Growth Opportunities and Clusters): This policy supports the growth of sector-specific clusters, including the creative industries. It promotes the development of hubs and networks that can foster innovation and collaboration, like DK2's aim of creating a creative industry presence in Kilburn.</p> <p>Policy HC5 (Supporting Culture and Creative Industries): Emphasizes the need for affordable spaces for cultural and creative businesses.</p> <p>Policy SD6 (Town Centres and High Streets): Encourages diverse uses, including creative activities, to enhance vibrancy in town centres.</p>
	<p>Brent Local Plan BP6, BE1, BE3, BE4</p>	<p>Policy BP6 (South East): clause q) in particular mentions creative clusters.</p> <p>Policy BE1 (Economic Growth and Employment Opportunities): This policy emphasizes the importance of providing a range of employment spaces, including affordable and flexible workspaces, to support economic growth. DK2's focus on affordable workspace for creative industries directly corresponds with BE1's objectives.</p> <p>Policy BE3 (Local Employment Sites and Work-Live Development): BE3 supports the retention and provision of local employment sites, particularly for small and medium-sized enterprises (SMEs) and creative industries. DK2's encouragement of co-working and space-</p>

		<p>sharing opportunities aligns with BE3's emphasis on supporting local employment and creative sectors.</p> <p>Policy BE4 (Supporting Strong Centres): This policy promotes the vitality and viability of town centres by encouraging a mix of uses, including employment-generating activities. DK2's support for affordable workspaces within the defined retail frontage along the High Road, Willesden Lane, and Belsize Road aligns with BE4's goal of enhancing town centres through diverse uses.</p>
	<p>Camden Local Plan E1, E2, C3, TC1, A1</p>	<p>Policy E1 (Economic Development): This policy supports the provision of a diverse range of employment spaces, including affordable and flexible workspaces, particularly for small and creative businesses. It aligns with DK2's emphasis on developing affordable workspace for creative industries.</p> <p>Policy E2 (Employment Spaces): E2 encourages the retention, enhancement, and provision of employment spaces, with a focus on affordable and flexible workspaces suitable for creative enterprises and start-ups. This directly supports DK2's focus on affordable co-working spaces and workspace for creative industries.</p> <p>Policy C3 (Cultural and Community Uses): This policy highlights the importance of cultural and creative facilities in Camden's economy and identity. It aligns with DK2's aim to support creative industry developments, particularly in retail frontages that contribute to the cultural vibrancy of the area.</p> <p>Policy TC1 (Town Centres): TC1 promotes a mix of uses in town centres to enhance their vitality, including the provision of employment-generating activities such as creative industry</p>

		<p>workspaces. This aligns with DK2’s support for creative workspaces within the defined retail frontage along Kilburn High Road.</p> <p>Policy A1 (Managing the Impact of Development): A1 requires that developments do not adversely affect the amenity of local residents. DK2’s stipulation that proposals should not cause noise – clause j) in particular mentions noise – or disturbance aligns with this policy, ensuring that new creative industry spaces are compatible with the surrounding residential environment.</p>
	Draft Camden Local Plan IE4, IE1, IE3	<p>Policy IE4 (Affordable and Specialist Workspace): This policy focuses on delivering affordable workspace, specifically requiring major schemes to contribute 20% of their gross floorspace at reduced rents, and supports co-working spaces for creative industries and small businesses.</p> <p>Policy IE1 (Growing a Successful and Inclusive Economy): This policy emphasizes supporting creative industries, ensuring a range of premises at different rental levels, and prioritizing affordable workspace to encourage local start-ups and creative industries.</p> <p>Policy IE3 Industry: This policy highlights the need for maintaining and supporting spaces for creative industries and allows mixed-use developments that incorporate affordable workspaces as part of the economic infrastructure in Camden.</p>
DK3 Markets and outdoor stalls	London Plan, E9, D8, HC5, T2	SD6 (Town Centres and High Streets): Encourages diverse uses and activation of underutilized spaces, aligning with DK3’s focus on markets and temporary stalls to revitalize Kilburn High Road.

		<p>E9 (Retail, Markets, and Hot Food Takeaways): Supports the role of markets in enhancing town centre vitality and emphasizes well-designed, accessible stalls, directly mirroring DK3's guidelines for space and appearance.</p> <p>D8 (Public Realm): Promotes inclusive, accessible public spaces. DK3's emphasis on unobstructed pedestrian flow and adaptable stalls aligns with D7's focus on flexibility and pedestrian-friendly design.</p> <p>HC5 (Supporting Culture and Creative Industries): Highlights the cultural value of street markets in boosting local vibrancy, resonating with DK3's aim to support community and local vendors.</p> <p>T2 (Healthy Streets): Prioritizes pedestrian comfort, which matches DK3's requirement for sufficient space around market stalls.</p>
	<p>Brent Local Plan BP6, BE8</p>	<p>BP6 clause j) in particular calls for more retail esp. food and drink in Kilburn.</p> <p>Policy BE8 (Markets and Car Boot Sales): clause c) in particular calls for considering proposals for new markets in town centres.</p>
	<p>Camden Local Plan TC2, C2, A2, D1, T1</p>	<p>Policy TC2 (Town Centre Uses): TC2 supports a diverse mix of uses that enhance the vitality and viability of town centres. It encourages developments like street markets and kiosks, which bring variety and foot traffic, aligning with DK3's focus on activating underutilized spaces with market stalls.</p> <p>Policy C2 (Community Facilities): C2 highlights the importance of community services, including markets, as part of social infrastructure. DK3's emphasis on markets serving local needs fits</p>

		<p>with Camden’s goal of supporting facilities that contribute to community life and local culture.</p> <p>Policy A2 (Managing Vibrant Town Centres): A2 promotes a well-managed mix of uses that contribute to a vibrant street scene without causing disruption. DK3’s requirements for moveable and well-designed market stalls that complement the streetscape and allow pedestrian flow are consistent with this policy’s focus on balancing vibrancy and accessibility.</p> <p>Policy D1 (Design): D1 emphasizes high-quality design that enhances the character of the area. DK3’s criteria for market stalls to complement street appearance and be adaptable over time align with Camden’s design principles.</p> <p>Policy T1 (Prioritising Active Travel): T1 supports the creation of pedestrian-friendly environments. DK3’s stipulation that market stalls should not obstruct pedestrian pathways aligns with Camden’s emphasis on promoting walking and ensuring safe, accessible streets.</p>
	<p>Draft Camden Local Plan IE10, IE4, T1, D1</p>	<p>Policy IE10 (Markets): Policy IE10 supports the promotion and protection of markets, emphasizing their social and economic role. It aligns with DK3’s goal of encouraging market stalls and kiosks to activate underutilized spaces along the High Road. Both policies focus on retaining existing market sites and promoting new ones that meet local needs.</p> <p>Policy IE4 (Affordable Workspace): IE4 seeks to ensure affordable retail space, including market stalls, is provided. This aligns with DK3’s support for adaptable and flexible market installations that cater to diverse vendors, benefiting small businesses and local entrepreneurs.</p>

		<p>Policy T1 (Prioritising Active Travel): T1 prioritizes pedestrian-friendly environments, which is consistent with DK3’s requirement for market designs that ensure sufficient space for pedestrian movement and avoid obstructions.</p> <p>Policy D1 (Design and Quality): D1 emphasizes high-quality, context-sensitive design in all developments, aligning with DK3’s focus on markets complementing the streetscape and being adaptable over time.</p>
<p>DK4 Social and Community Facilities</p>	<p>London Plan GG1, S1, S2, S3, D5, T2</p>	<p>GG1 (Building strong and inclusive communities): This policy seeks to provide access to good quality community spaces, reflecting DK4.</p> <p>Policy S1 (Developing London’s Social Infrastructure): DK4’s protection of existing community facilities aligns with S1’s emphasis on retaining and enhancing social infrastructure to serve local needs.</p> <p>Policy S2 (Health and Social Care Facilities): DK4 supports new or improved community facilities, similar to S2’s focus on ensuring adequate provision of accessible health and social care services.</p> <p>Policy S3 (Education and Childcare Facilities): The encouragement of flexible and multi-use spaces in DK4 reflects S3’s promotion of adaptable spaces for educational and community purposes.</p> <p>Policy D5 (Inclusive Design): DK4’s requirement for accessible facilities is consistent with D5’s emphasis on inclusive design, ensuring spaces are accessible to all users.</p>

		<p>Policy T2 (Healthy Streets): DK4’s focus on promoting walking, cycling, and public transport for new facilities aligns with T2’s principles of encouraging active travel and reducing car dependency.</p>
	<p>Brent Local Plan BSI1, BE1, DMP1</p>	<p>Policy BSI1 (Social Infrastructure and Community Facilities): BSI1 emphasizes the protection of existing social infrastructure and supports the provision of new or enhanced facilities that meet the needs of Brent's diverse communities. This aligns with DK4's objective to safeguard important local facilities and encourage new or improved community spaces.</p> <p>Policy BE1 (Economic Growth and Employment Opportunities for all): While primarily focused on economic development, BE1 acknowledges the role of social infrastructure in supporting sustainable communities. DK4's emphasis on accessible and flexible community facilities complements BE1's recognition of the importance of social infrastructure in fostering economic growth.</p> <p>Policy DMP1 (Development Management General Policy): DMP1 sets out general principles for development, including the need to protect and enhance the amenity of existing communities, clause c) in particular. DK4's criteria for new or improved facilities—such as accessibility, promotion of sustainable transport, and responsiveness to local character—are consistent with the overarching development principles outlined in DMP1.</p>
	<p>Camden Local Plan C1, C2, D1, T1</p>	<p>Policy C1 (Health and Wellbeing): C1 emphasizes the importance of safeguarding existing health and community facilities to support residents' wellbeing. DK4’s protection of important local social and community facilities aligns with this policy’s focus on preventing the loss of essential community services.</p>

		<p>Policy C2 (Community Facilities): C2 specifically aims to protect and enhance community facilities, ensuring they are retained unless a replacement is provided or the loss is justified by significant community benefits. This aligns directly with DK4’s provision that facilities should not be lost unless an equivalent or better replacement is provided.</p> <p>Policy D1 (Design): D1 emphasizes the importance of high-quality, context-sensitive design in all developments. DK4’s requirement for new community facilities to respect local character and adhere to design guidance aligns with Camden’s emphasis on thoughtful, place-based design.</p> <p>Policy T1 (Prioritising Active Travel): T1 promotes sustainable transport options and the accessibility of community facilities. DK4’s criteria for new facilities to be located in areas that support walking, cycling, and public transport align with T1’s goals for encouraging active travel and reducing car dependency.</p>
	<p>Draft Camden Local Plan SC2, D1, T1</p>	<p>Policy SC2 (Social and Community Infrastructure): SC2 focuses on protecting existing social and community infrastructure and supports the provision of new or improved facilities, which matches DK4’s emphasis on safeguarding important local facilities unless a suitable replacement is provided. It also encourages early engagement with the community, similar to DK4’s guidance on accessibility and responding to local needs.</p> <p>Policy D1 (Design Excellence): D1 emphasizes high-quality, context-sensitive design for new developments, including community infrastructure. DK4’s requirement for new facilities to</p>

		<p>align with local character and design guidance reflects D1's design standards.</p> <p>Policy T1 (Prioritising Active Travel): T1 promotes the accessibility of community facilities via sustainable transport modes. DK4's focus on providing facilities that support walking, cycling, and public transport aligns well with T1's objectives.</p>
CK1 Design Principles	London Plan GG Obj 1, 2, D3, D4, T2	<p>Policy CK1 nests within GG1 Building Strong and Inclusive Communities, and GG2 Making the Best Use of Land, with its references to understanding what is valued about places and ensuring that new buildings respect this and contribute positively and are resilient and inclusive. The policy aligns with London Plan policy D3, especially the references to local character, layout, legibility etc. in section D. It is in line with D4 by utilising and setting out a design code. T2 sets out a general approach to healthy streets, including permeability as set out in the policy.</p>
	Brent Local Plan BP6, BD1	<p>This policy is in line with BP6 for south-east Brent regarding town centre uses. It also aligns with BD1, which like BP6 has a focus on character.</p>
	Camden Local Plan SO1, SO7, SO12, A1	<p>The policy nests within strategic objectives 1, 7 and 12 as it seeks to preserve and enhance Kilburn's unique character and appearance, promote high quality buildings and promote and protect high levels of amenity and quality of life. By promoting development to match verdant characters of non-high road areas, it also aligns with A1.</p>

	Draft Camden Local Plan IE6, A2	The policy is in conformity with IE6 in encouraging retail frontage in high road areas. It is also in line with A2, in encouraging overlooking, well-designed pedestrian paths, and improving visibility through non-obstruction of streetlights.
CK2 Shopfronts	London Plan E9	Shopfronts policy seeks to deliver well-designed, constructed and locally appropriate retail frontages in a town centre, which aligns with the thrust of London Plan policy E9: Retail, markets and hot food takeaways, aiming to deliver a successful, competitive and diverse retail sector in town centre locations.
	Brent Local Plan BD1, BE7	Policy seeking to improve design of shopfronts conforms to policy BE7 in promoting retention of historic shopfronts and broadly aligns with policy BD1 in seeking attractive, well-designed shopfronts.
	Camden Local Plan SO5, D1, D3, D4, TC2	The policy is closely aligned and conforms with D3: Shopfronts in promoting a high standard of design. Furthermore, it conforms with D1 in materials and with D4 in preventing light pollution. It also conforms with TC2 in frontage treatment.
	Draft Camden Local Plan D7, D8	This is in close alignment and conformity with Local Plan policy D8: Shopfronts, in requiring consideration of the relationship shopfront has to the host building and to surroundings, retention of original design where possible. It is also in conformity with policy D7: Advertisements and Signage in requiring subtle illumination, to ensure no disturbance.

<p>CK3 Streets for people</p>	<p>London Plan SD6, T2, T5, T9</p>	<p>This policy is in alignment with London Plan policies T2, by focusing on road safety and pedestrian experience, T5 in thrust, by specifying convenience and security of bicycle parking and T9 by requiring these provisions as a part of development. It also Aligns with part 3 of policy SD6 for the town centre locations.</p>
	<p>Brent Local Plan BT1, BT2</p>	<p>Promoting walkability and convenient cycling conforms with part A of policy BT1. It conforms with BT2 in car-free development.</p>
	<p>Camden Local Plan SO8, SO11, T1, T2</p>	<p>The policy seeks to improve safety of walking and convenience of both walking and cycling, thus conforming to Local Plan policy T1. It conforms with policy T2 by incorporating a car-free policy</p>
	<p>Draft Camden Local Plan IE6, T1, T2, T5</p>	<p>This policy conforms to Local Plan policies T1 and T2 by prioritising walking and cycling, ensuring safety of these travel modes and providing convenient and secure bicycle parking. It further conforms with policy IE6 by securing those contributions from developers. By incorporating a car-free policy it conforms with policy T5: Parking and car-free development.</p>
<p>CK4 Design review</p>	<p>London Plan D4</p>	<p>Requiring engagement with the design review process for significant development aligns with sections C, D, and E of London plan policy D4: Delivering good design, in types of applications referred, focus on showing and considering the changes brought to a design following the review and in the focus on early engagement.</p>

	Brent Local Plan BD1, Para 3.11	This policy conforms to Bent Local Plan policy BD1: Leading the way in good urban design in seeking to achieve highest architectural and urban design quality. It further conforms to para 3.11 of Brent Local Plan to request design review for major developments.
	Camden Local Plan SO7, D1, D2	A policy to require design reviews when appropriate is in conformity with Local Plan policies D1 - Design and D2 - Heritage in helping to meet the established set of criteria and deliver a high quality environment.
	Draft Camden Local Plan D1	This policy is in conformity with Local Plan policies D1 – Achieving Design Excellence, as a stepping stone to ensure that developers have better guidance when appropriate.



-----end of Basic Conditions Statement-----