

Digital Planning Update

July 2025

Why this work matters – national context and Camden's role

The Problem

- Planning is slow, paper-based, complex and hard to navigate.
- Outdated technology holds back residents, applicants and officers.



The National Response

- Government pushing for faster, digital planning.
- Prime Minister announced new AI tools like Extract.
- National focus on building more homes, more efficiently.



Camden's Role

- Ahead of the curve with open, high-quality planning data.
- Helping shape national standards with MHCLG.
- Developing modern digital tools through Open Digital Planning (ODP).

Where are we heading

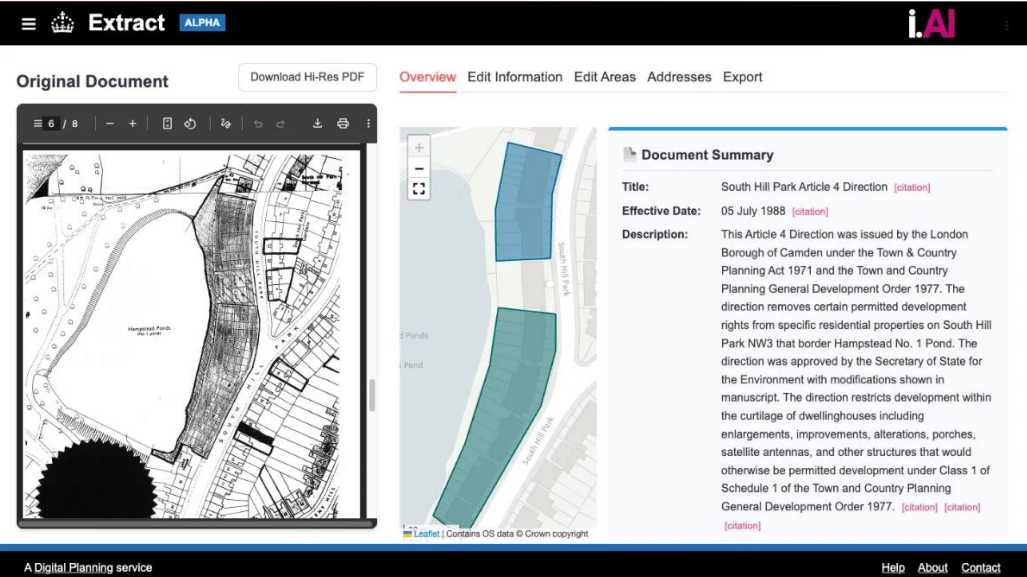
- A fully digital, end-to-end planning process.
- Better user experience for residents and applicants.
- Faster decisions powered by automation, AI and data.
- More transparent and data-driven planning.
- Software that reduces admin and enables professional judgment.

Technology and AI

- Opportunity - freeing up planners to focus on place, design and outcomes.
- Modern, modular software that is data-driven.
- Automation to reduce repetitive tasks (e.g. validation, consultation summaries).
- AI tools like Extract for document automation.
- Predictive insights to support better planning outcomes.
- AI-assisted case summaries and drafting tools.
- Risks - accountability, transparency, data bias.

Extract

- Uses AI to 'read' planning policy documents and maps.
- Pulls out useful information.
- Extracts maps and places them accurately on a modern map.
- Aim to be available for all councils spring 2026.



The screenshot displays the 'Extract' AI interface. At the top, there is a navigation bar with the 'Extract' logo and 'ALPHA' status. Below this, the 'Original Document' is shown as a PDF viewer. To the right, a 'Document Summary' panel provides key information:

- Title:** South Hill Park Article 4 Direction [citation]
- Effective Date:** 05 July 1988 [citation]
- Description:** This Article 4 Direction was issued by the London Borough of Camden under the Town & Country Planning Act 1971 and the Town and Country Planning General Development Order 1977. The direction removes certain permitted development rights from specific residential properties on South Hill Park NW3 that border Hampstead No. 1 Pond. The direction was approved by the Secretary of State for the Environment with modifications shown in manuscript. The direction restricts development within the curtilage of dwellinghouses including enlargements, improvements, alterations, porches, satellite antennas, and other structures that would otherwise be permitted development under Class 1 of Schedule 1 of the Town and Country Planning General Development Order 1977. [citation] [citation] [citation]

The interface also features a map overlay on the right side, showing the location of the properties mentioned in the document. The map includes labels for 'Hampstead Pond', 'Pond', and 'South Hill Park'. The bottom of the interface includes a footer with 'A Digital Planning service' and navigation links for 'Help', 'About', and 'Contact'.

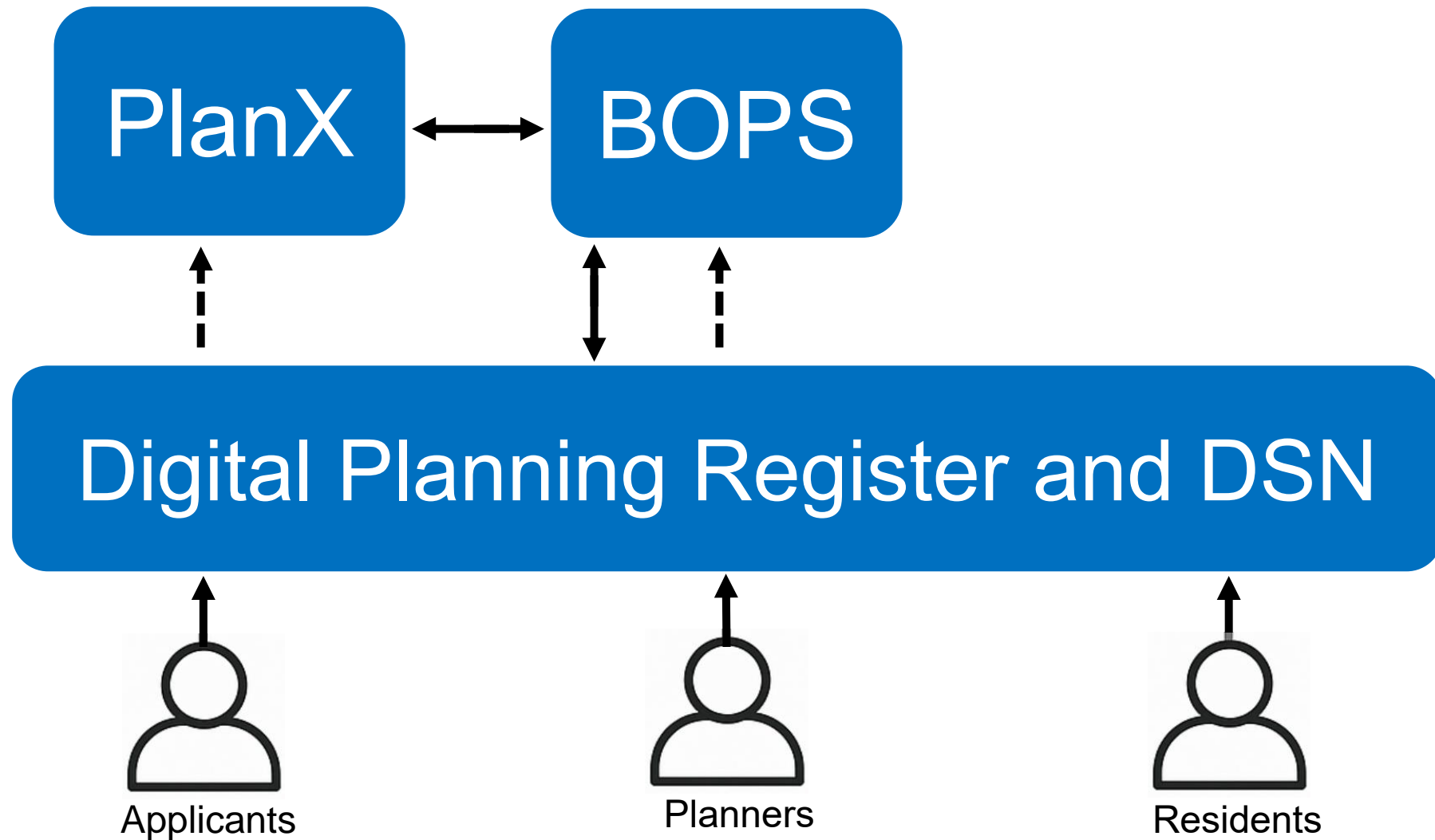
The importance of data

- Planning needs structured, high-quality data to work digitally.
- Camden is working with MHCLG to connect and standardise our data:
 - Constraints
 - Development Plans
 - Policies
 - Article 4 Directions
- Good data unlocks automation and better services.

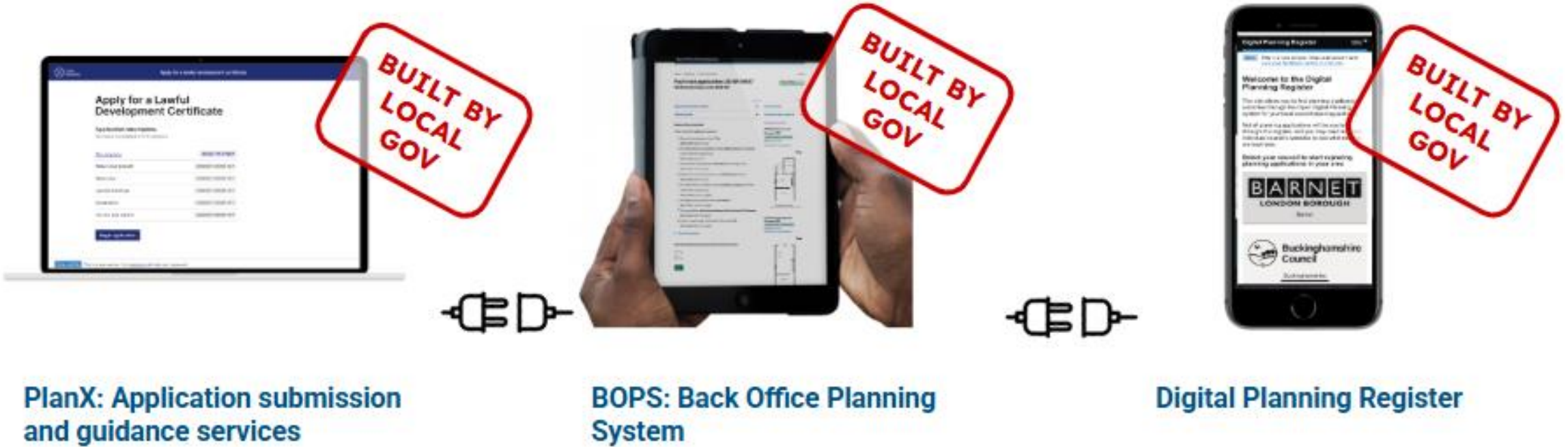
Camden and Open Digital Planning (ODP)

- Camden is a founding member of ODP.
- Over 100 councils collaborating to build common tools and standards.
- Shared code, learning and outcomes.
- ODP is influencing national policy and shaping the digital future.
- Sharing Camden experience with different organisations.

Open Digital Planning (ODP)



Core ODP products



PlanX: Application submission and guidance services

BOPS: Back Office Planning System

Digital Planning Register

PlanX – what has been delivered

- Digital planning services for application submissions and guidance.
- Find out if you need planning permission (FOIYNPP) live since December 2023.
- Pre-application submission services live since January 2025.
- Report a planning breach (planning enforcement) live since April 2025.
- Application submissions live since November 2024:
 - Certificates of lawfulness.
 - Householders.
 - Coming soon – single flat developments (minors).



No application needed

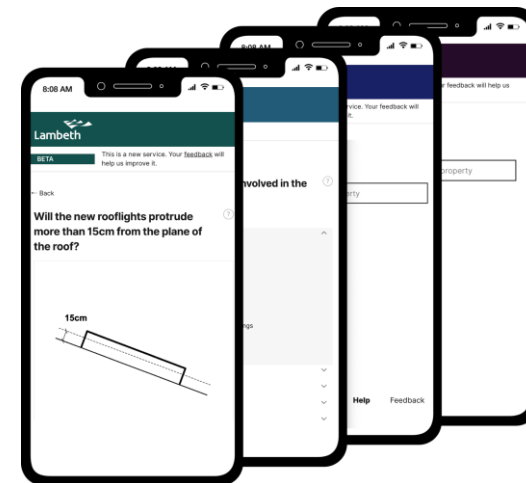
Based on the information you have provided your project falls into the category of 'permitted development'. This means you do not need planning permission to proceed. However, you may want to get a 'certificate of lawful development' to provide you and future buyers with legal security.

Reasons

The length of the extension will be – **less than 3m** [change](#) ▼

PlanX – impacts

- Resulted in 60% reduction in planning duty calls, allowing removal of duty planner service.
- 53 applications submitted so far – 35 householder, 18 Certificates.
- Free pre-app service for energy improvements measures.
- 36 pre-application requests submitted.
- Report a Planning Breach:
 - 80 breaches in 3 months.
 - 30 positive service exits.
 - Automatic checks to see if a suspected breach is valid before submitting.
 - 83% reduction in avoidable complaints in Medway and 70% in Doncaster.



Camden - Apply for planning permission

Application incomplete.
You have completed 0 of 8 sections

The property

- Find your property
- Confirm your location plan
- Check planning constraints

READY TO START

About you

- Applicant information
- Contact details
- Property owner/s

CANNOT START YET

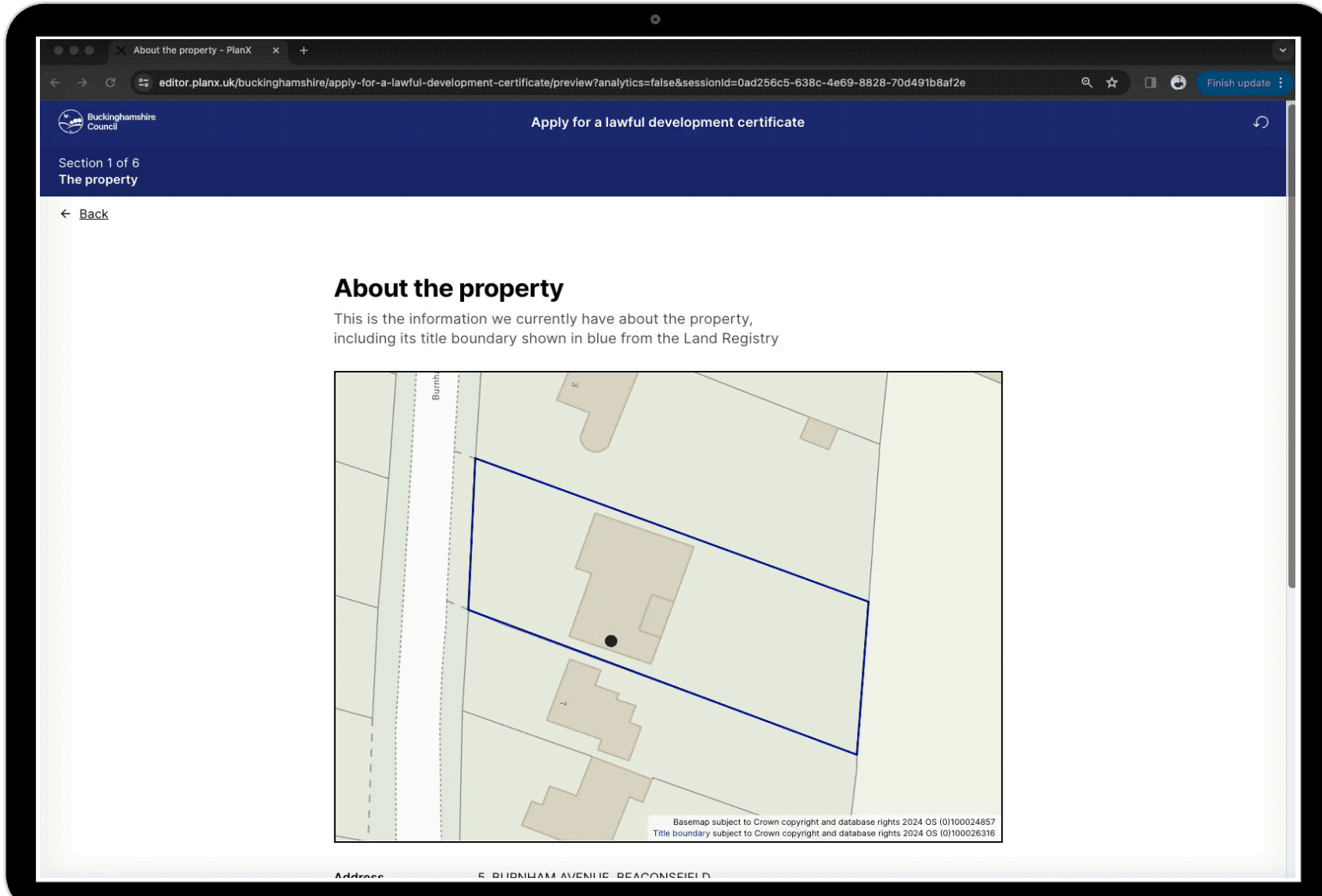
The project

- Brief project description
- Changes involved
- Project details

CANNOT START YET

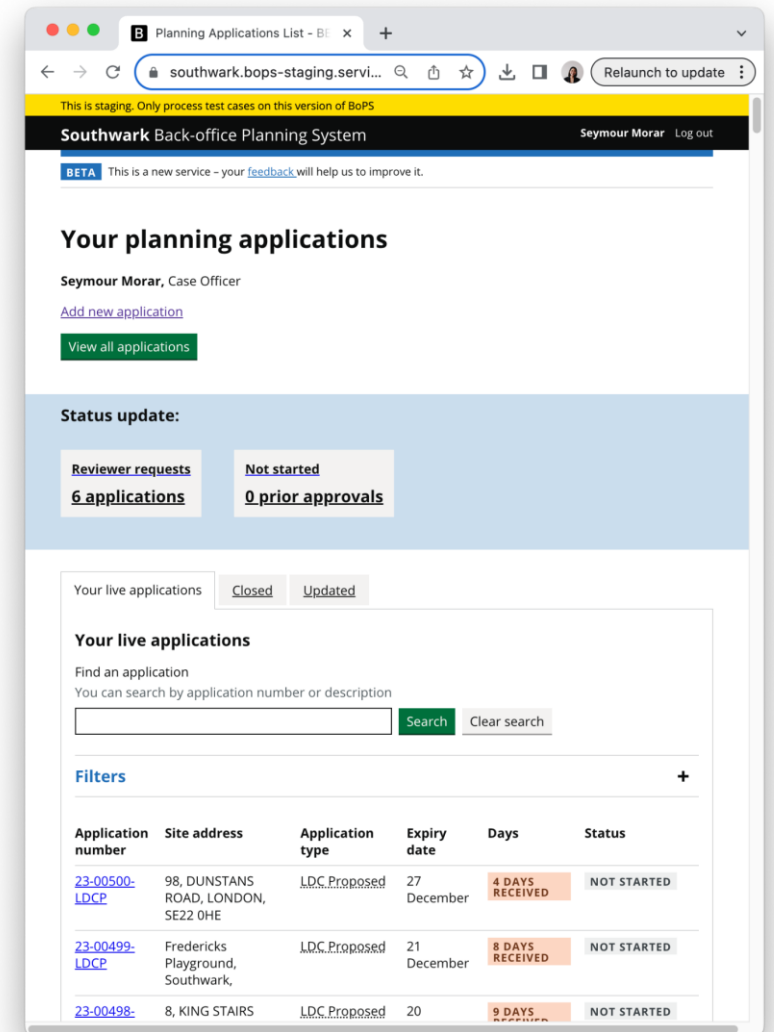
Your application

CANNOT START YET



Back-office Planning System (BOPS)

- New system to process applications more efficiently.
- Data rather than documents where possible.
- Camden adopted February 2024.
- Camden processing live applications (Certificates of Lawfulness and Householder) since November 2024.
- Soon to launch works to single flats (minors) and pre-apps.
- First version of enforcement (investigations of breaches) and appeals management in development, due January 2026.
- First version householder pre-app service completed in March 2025.



Transforming existing processes



Back office processes are inefficient, with many **opportunities for errors**



For a single planning application, planning officers use ten **different software packages** to carry out the assessment process



This increases the **time and costs** to both councils and the taxpayer

Camden Back-office Planning System

Beta This is a new service – your [feedback](#) will help us to improve it.

Pre-application report

This report gives clear guidance on your proposal, helping you to understand what to expect when submitting your formal planning application.

28, WILLES ROAD, LONDON, NW5 3DS

Pre-application number: **25-00172-PRE**

Case officer: **Camden Officer**

Date of report: **30 May 2025**

Contents

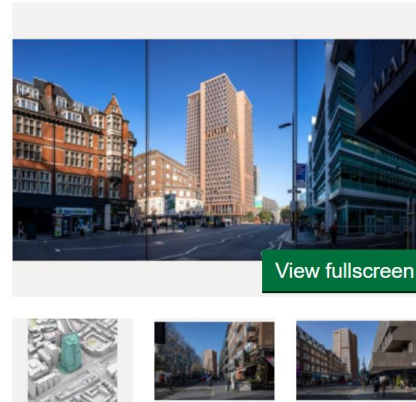
- [Pre-application outcome](#)
- [Officer contact details](#)
- [Your pre-application details](#)

Digital Site Notice (DSN)

- Digital version of physical notice.
- Live since January 2022.
- Shows the impacts of a scheme.
- Collects structured feedback
- User testing focused on under-represented groups.

Euston Tower

Euston Tower 286 Euston Road London NW1 3DP



What topics do you want to comment on?

Help us understand what your comments on this development is about.

[▶ What happens to your comments](#)

Select all the topics that apply.

- Design, size or height of new buildings or extensions
- Use and function of the proposed development
- Impacts on natural light
- Privacy of neighbours
- Access
- Noise from new uses
- Traffic, parking or road safety
- Other

[Next](#)

Application type

Outline Planning Permission

[▶ Learn more about application types](#)

How the site will be used

- Residential
- Commercial
- Community
- Health centre

Height

Maximum 16 storeys

Estimated construction time

2023 - 2038

Application reference

2022/0528/P

How could this affect you?

Any new development in your local area will have an effect on your community.

We've outlined some of the ways we think this development would impact your community, so that you can give us feedback on what's important for us to consider when we're deciding what to give planning permission for.

New homes



1800 new homes
35% affordable housing

[▶ How did we calculate this?](#)

Open spaces



31398 square metres

[▶ How did we calculate this?](#)

New jobs



545-758 new roles

[▶ How did we calculate this?](#)

Carbon emissions



66% less than minimum requirements

[▶ How did we calculate this?](#)

Pedestrian and vehicle access



Two access points from Finchley Road to the east. One access point from Blackburn Road to the west.

The future - a data rich register

Estimated changes in light in adjacent buildings

Details:

Written info on how light will affect surrounding areas, eg, less sunlight.

Range:

Buildings within

 **+100 FT** east be affected

 **+50 FT** south be affected

 [How did we calculate this?](#)



How would this affect me?

Enter an address below to see impact on map

Estimated noise levels due to construction

Noise levels and radius

80dB at 100ft from the site

 [What are decibels \(dB\)?](#)



How would this affect me?

Enter an address below to see impact on map

How this could impact you

Any new development in your local area will have an effect on your community.

Here are some of the ways this development could impact your community. You can give us feedback on what is important for us to consider. We use this feedback when we're deciding whether to give planning permission to a development.



[Local facilities](#)

The impact on schools, shops, jobs and other provisions for the local community. >



[Size, light and views](#)

The size of proposed builds, and how they would impact the light and views of the local community. >



[Construction](#)

Temporary impacts that the construction of the development may have. >



[Affordable housing](#)

What affordable housing would be built, and how affordable it would be. >



[Traffic and transport](#)

What changes to traffic and parking this development would cause. >

Digital Planning Register (DPR)

- Currently shows planning applications submitted through PlanX into BOPS.
- Continuous funding - £3.2 million to date. Camden leading project and contract management.
- Live in Camden, Barnet and Buckinghamshire.
- Coming soon to Lambeth, Gateshead, Southwark, Newcastle, Gloucester, Medway and others to follow.
- DPR is pivotal to ODP stack (and Back-office Planning System (BOPS) in particular) being successful.

What topics do you want to comment on?

Help us understand what your comments on this development are about. Select all the topics that apply.

- Design, size or height of new buildings or extensions
Such as if a building is too tall, or does not fit into the surrounding environment.
- Use and function of the proposed development
Such as a proposed business that would not serve the area well, or could cause problems due to its operation.
- Impacts on natural light
Such as a building casting a shadow over residential buildings nearby.
- Privacy of neighbours
Such as a large building overlooking houses and gardens next to it, or being too close to prevent viewing into neighbours windows.

Current Planning Explorer

Details Page for Planning Application - 2021/4370/P
 Site Address 50 King Henry's Road London NW3 3RP

Documents for this application
[View drawings, comments and other documents for this application](#)

Application Progress Summary
 The statutory requirement for consultation on planning applications is a minimum of 21 days. The online comments form is linked to the statutory time period and will close after this time.
 If the online comments form has closed, you can still comment via email to planning@camden.gov.uk
 We will take account of all representations received right up until an application is determined.
 Please note that if the **Comments Until** date shown is before the **Application Registered** date this is because either:
 • we are not required to consult on the application (you can check this in our [Statement of Community Involvement](#)); or
 • the formal consultation period has not yet started by the application being advertised in the local newspaper or site notice(s) being put up at the application site.

Application Registered	19-10-2021
Comments Until	15-11-2021
Date of Committee	
Decision	Granted 30-09-2024
Appeal Lodged	
Appeal Decision	

Application Details

Application Number	2021/4370/P
Site Address	50 King Henry's Road London NW3 3RP
Application Type	Householder Application
Development Type	Residential Minor Alterations
Proposal	Replacement of lower ground floor window with door and fixed glazed panels, new access steps, enlargement of existing window under front steps, all to front lightwell.
Current Status	FINAL DECISION
Applicant	Elisabeth Scheder Bieschin
Agent	David Rose
Wards	Camden Town with Primrose Hill (Pre May 2022)
Location Co ordinates	Easting 527696 Northing 184248
OS Mapsheet	
Appeal Submitted?	No
Appeal Decision	
Case Officer / Tel	Nora-Andreea Constantinescu 5758
Division	Planning Solutions Team

Environment > Planning and built environment > Planning applications

ENVIRONMENT

- ▶ Planning and built environment
- ▶ Search for and comment on planning applications

Contacts
 RSS Feeds
 News

Related Documents

Summary

Application No: 2022/0905/P
Records: 19

Application Documents

The links below are to PDF files. To view PDFs you need to download and install [Adobe Acrobat Reader](#) onto your computer. **Help for people with visual disabilities:** The files contained scanned documents that cannot be read by screen readers. If this is a problem for you please use the [Planning online support form](#) to request an alternative format.

Drawings can be large files. The quality of the image depends on the quality of the original submission.

Date Created	Title	Document Type
07/03/2022 14:03	ApplicationFormRedacted.pdf	Application Form
07/03/2022 14:03	MP01A-EXISTING-PLANS.pdf	Existing Drawing
07/03/2022 14:03	27 GQS Location Plan 01.pdf	OS Extract
07/03/2022 14:04	27 Great Queen Street planning statement 0322.pdf	Design and Access Statement
07/03/2022 14:04	SC Submission.pdf	M3 Document
07/03/2022 14:04	MP02B-PROPOSED-PLANS.pdf	Proposed Drawing
07/03/2022 14:04	2022.02.14 Heritage Assessment.pdf	Supporting Documents
07/03/2022 14:04	Estate Agent letter A Glover - 27 GQS - 09.11.21 (1).pdf	Supporting Documents
07/03/2022 14:04	27 Great Queens Street letter 0322.pdf	Supporting Documents
07/03/2022 14:04	Noise assessment - R9472-1 Rev 0 27 Great Queen Street.pdf	Supporting Documents
17/05/2022 10:22	3 x Response	Consultation Response
12/07/2022 14:50	27 Great Queens Street letter 200622	Supporting Documents
21/10/2022 14:52	A Glover - 27 GQS - 09.11.21 (1)	Supporting Documents
21/10/2022 14:52	27 Great Queen Street London - response 0922[4]	Supporting Documents
28/03/2023 13:50	27 Great Queen Street S106 Heads of Terms 150223	Supporting Documents
28/03/2023 13:51	34030-BGR-A1-XX-DR-A-401-T-01 - 27 Great Queen Street - LGF GF FF Lease Plans-rotated	Supporting Documents
29/08/2023 15:49	PLD 22 107129 Final Pre-app 27 Great Queen Street	Supporting Documents
05/04/2024 09:39	Report for Members' Briefing	Officer Delegated Report
21/10/2024 14:03	scanned and completed s106(2) (Redacted)	Legal Agreement

Beta This is a new service. Help us improve it and [give your feedback \(opens in new tab\)](#).

Welcome to the Digital Planning Register

This site allows you to find planning applications submitted through the Open Digital Planning system for your local council planning authority.

Not all planning applications will be available through this register, and you may need to check individual council's websites to see what records are kept here.

Select your council to start exploring planning applications in your area



Barnet



Buckinghamshire
Council

Buckinghamshire



Camden

Camden



[Cookie policy](#) [Accessibility statement](#)

OGL

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Test - physical site note



Are you affected by this planning application?

The Council has received an application for:

The erection of a part single part two storey rear extension.

At: **14 Richborough Road London NW2 3LU**

Application Number: **2024/2028/P**



HAVE YOUR SAY

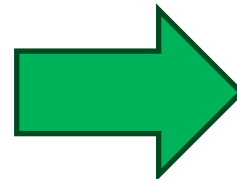
You can comment until: **Saturday 01st February 2025**


See the plans / make a comment: www.camden.gov.uk/viewplans

The person dealing with this application is:

Sarah White (020 7974 5213)

All comments are public and can be viewed online. We will not acknowledge receipt of your comments. In the event of an appeal all comments will be shared with the Secretary of State. If this is a householder or minor commercial application you will not have a further opportunity to comment at appeal stage.



Planning application received

**Tell us what you think about this application before
17th May 2025**

Proposal - reference 25-00134-HAPP

Removal of existing extension and erection of replacement extension.



Applicant

Mr Carl Nicholls, Greenway Architects

Location

2 Frognal Gardens, London, NW3 6UX

Scan this with your phone camera to get more information about the application, and submit your comments online



Have your say at:
planningregister.org/camden/25-00134-HAPP

The case officer dealing with this application is **Sam FitzPatrick**.
Phone: 020 7974 1343

ODP stack end-to-end testing

End-to-end journey for live planning applications on ODP products, since November 2024:

- Camden processed the most live applications (53 to-date), one of only three LPAs doing this.
- Running both new and old systems side by side (dual processing) has been challenging.
- First application has been appealed.

Opportunities for emerging technology:

- Automation could ease side by side (dual) processing and data migration.
- AI may assist with validation and early-stage case handling.
- Integration tools could reduce duplication across old and new systems.

PlanX and BOPS:

- All types of planning applications can theoretically be submitted and processed (Full Planning applications, Householder, Prior Approval, etc.).

Benefits of our work

- Quicker decisions and more consistent outcomes.
- Better experience for residents, applicants and officers.
- Futureproof services built on open standards.
- Stronger case for funding and internal investment.
- Camden is shaping the national agenda, not just keeping up.

The road ahead

- Secure ongoing funding to embed digital services.
- Review pilot outcomes and explore full adoption.
- Influencing commercialisation options.
- Expand AI use cases responsibly.
- Continue influencing national policy and standards.
- Build a permanent, future-facing digital planning function in Camden.
- PropTech bid (with OSL & Barnet) to develop an 'opt-in planning' tool for sustainable suburban densification.
- A more data-driven Local Plan

Links

- Open Data Camden - <https://opendata.camden.gov.uk/>
- Digital Land - <https://digital-land.github.io/>
- Data specifications - <https://www.planning.data.gov.uk/guidance/specifications/>
- Digital site notices – <https://digitalsitenotice.camden.gov.uk/>
- PlanX live Camden services:
 - FOIYNPP – <https://planningservices.camden.gov.uk/find-out-if-you-need-planning-permission>
 - RAB - <https://planningservices.camden.gov.uk/camden-report-a-planning-breach>
 - Pre-app – <https://planningservices.camden.gov.uk/apply-for-householder-and-listed-building-pre-application-advice>
 - Application submissions - <https://planningservices.camden.gov.uk/camden-apply-for-planning-permission>
- DPR live register - <https://planningregister.org/>
- ODP - <https://opendigitalplanning.org/>