

LONDON BOROUGH OF CAMDEN	WARDS: All Wards
REPORT TITLE: Planning Policy Update	
REPORT OF: Director of Economy, Regeneration and Investment	
FOR SUBMISSION TO Planning Committee	DATE 22 July 2025
<p>SUMMARY OF REPORT This report provides members of Planning Committee with an update on recent and emerging changes to planning policy and guidance in Camden, including the Local Plan, Euston Area Plan, the London Plan, neighbourhood plans and planning frameworks and visions.</p> <p>Local Government Act 1972 – Access to Information No documents that require listing were used in the preparation of this report.</p> <p>Contact Officers: Brian O'Donnell, Strategic Lead - Planning Policy and Implementation 5 Pancras Square, London, N1C 4AG Tel: 020 7974 5502 brian.o'donnell@camden.gov.uk</p> <p>Richard Wilson, Strategic Lead – Regeneration and Place 5 Pancras Square London, N1C 4AG Tel: 020 7974 5914 richard.wilson@camden.gov.uk</p> <p>Therese Gallagher, Euston Manager 5 Pancras Square, London, N1C 4AG Tel: 020 7974 5533 therese.gallagher@camden.gov.uk</p>	
RECOMMENDATIONS	
Planning Committee is asked to note the report.	

Signed:



Director of Economy, Regeneration and Investment
Date: 11 July 2025

1. Introduction

1.1 This report provides Planning Committee with an update on recent and emerging changes to planning policy and guidance in Camden. It covers:

- Camden Local Plan review
- Euston Area Plan review
- London Plan review
- Neighbourhood planning progress
- Planning frameworks and visions

2. Camden Local Plan review

2.1 The Council is reviewing and updating the Camden Local Plan to ensure that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics.

2.2 The Camden Local Plan Proposed Submission Draft was approved by Cabinet and Full Council in April 2025 and published for consultation from the 1 May to the 27 June 2025, to enable residents, businesses, community groups, landowners and other key stakeholders to share their views on the Plan's policies and approach.

2.3 The consultation was widely advertised through a range of channels. The Plan was available to view online on the Council's website, and on 'we are Camden' the Council's consultation hub. Physical copies of the Plan were also available to view in the following libraries: Highgate Library, Holborn Library, Kentish Town Library, Pancras Square Library and West Hampstead Library.

2.4 Over 600 respondents have responded to the consultation and officers are currently collating and reviewing all the consultation responses received.

2.5 Following this, the Plan will be submitted to the Planning Inspectorate for examination in the Autumn along with the consultation responses. The consultation responses will be considered by the Planning Inspector as part of the examination process.

2.6 There is no scope for the Council to make any further changes to the Local Plan before the examination. Any future changes to the Local Plan must be recommended by the Planning Inspector through the examination process.

2.7 The examination of the Local Plan will include public hearing sessions involving objectors and other participants invited by the Inspector. These are expected to take place in Spring 2026.

2.8 Following receipt of the Inspector's report and consideration of any recommended amendments, the final version of the Local Plan will be

reported to the Council's Cabinet and Full Council for adoption. This is likely to be towards the end of 2026.

3. Euston Area Plan

- 3.1 The Euston Area Plan (EAP) sets out Camden's vision for the future of Euston and its expectations for how new homes, jobs, green spaces and community facilities should be delivered. Originally adopted in 2015, it is in the process of being updated.
- 3.2 Following consultation on proposed updates to the EAP in early 2023, the previous government announced a pause to HS2 works, while strategic decisions were made about the future of Euston. Work on the EAP was therefore also paused. With confirmation in October 2023 that HS2 would come to Euston, work was restarted on the Plan.
- 3.3 Further consultation was held last the summer to show the 'direction of travel', highlighting key government announcements and the effect that they could have on the updates to the EAP. In reviewing the limited information available, the Council concluded that many of the issues at Euston remain broadly the same as previously, as do its aspirations for the area. The EAP sets strategic policy for new development in the Euston area, illustrating where new open spaces and buildings could be, what their proposed uses could be (homes, shops, employment, community facilities) guidance on important design considerations and enabling sustainable travel in and through the area. It seeks to spread regeneration potential to benefit the local community and London as whole.
- 3.4 We will continue to seek the delivery of new homes and jobs, replacement and new open space and community facilities around the new/ redesigned station(s), improving connections and securing tangible benefits for our communities. Whatever the final station designs, it will remain important to ensure that that investment delivers benefits where they are most needed, maximising social value at the planning, construction, and end user phases, ensuring that all aspects of development promote health and well-being and address concerns around safety and security.
- 3.5 The EAP will continue to recognise the importance of a comprehensive approach to development, including highlighting the importance of placemaking through reconnecting communities on either side of the station, providing replacement and new open space and other community facilities, new jobs, and inclusive growth which. benefits Euston, London, and the UK.
- 3.6 Further work by the Euston Partnership (established to better integrate the three major projects at Euston: the construction of the HS2 central London terminus and improved onward connections, Network Rail's redevelopment of the mainline station and the wider development of the urban environment managed by the Master Development Partner, Lendlease), has considered a spatial arrangement for the 'Euston station campus' area rather than the

individual infrastructure and development projects. This builds on high level design work completed by HS2 which sought to reduce costs for the HS2 station at Euston through decreasing project duration and complexity. This work is still evolving but emerging principles have helped to inform updates to the EAP. The drive to reduce costs and complexity in general is likely to reduce the land enabled for development and subsequently the number of homes and jobs that can be delivered in the station area.

- 3.6 The Submission draft of the Plan is expected to be reported to Cabinet and Full Council in November 2025, with consultation on a submission draft timetabled for December 2025, with the EAP then submitted for Examination. As the work by the Euston Partnership is still emerging there is still a risk that the approach to the stations and the development of the immediate area around the stations could change and we have tried to incorporate appropriate flexibility in the submission draft of the EAP to account for this. We are also keeping the timetable under review to account for this and the outcome of the viability assessment of the plan which is currently being undertaken.

4. London Plan review

- 4.1 The Mayor of London has begun the process of reviewing the London Plan, which was adopted in March 2021. In May 2025 he published Towards a New London Plan for consultation. This is an 'issues and options' style consultation document, rather than a draft Plan. It sets out options, choices and trade-offs, but does not set out draft policy approaches or the Mayor's preferred options. The document states that key objectives of the next London Plan will be: *"to fix the housing crisis in London and deliver sustainable economic growth... while ensuring we continue to meet our ambitious climate commitments and improve our environment..."*. It recognises current development challenges and states that the next London Plan *"will not increase the overall burden of planning policy requirements on development under the current circumstances"*. The consultation closed on 22 June and the Council submitted a response setting out its preferred approach on the issues raised, consistent with current Council policies and objectives.
- 4.2 The current timetable for the review envisages a draft new London Plan being published for consultation in early 2026 and an examination in public in 2026 - 2027. Adoption of the replacement plan is anticipated in 2027.
- 4.3 The London Plan forms part of the development plan of all London Boroughs and borough local plans must be in general conformity with it.

5. Neighbourhood planning update

- 5.1 Neighbourhood plans are written by designated neighbourhood forums and set out a community's planning vision and policies for the local area. A neighbourhood plan that has been prepared in line with the statutory

requirements becomes part of Camden's development plan and is taken into account alongside the Council's own plans in planning decisions in the area. There are currently seven neighbourhood plans adopted in Camden (Camley Street, Dartmouth Park, Fortune Green and West Hampstead, Hampstead, Highgate, Kentish Town, and Redington Frogna).

- 5.2 Hampstead Neighbourhood Forum are the first in the borough, and in London, to bring forward an update to their Neighbourhood Plan. The Council carried out consultation on a draft of the updated Hampstead Neighbourhood Plan between late August and early October 2024. The Plan was then examined by an Independent Examiner in early 2025. The Examiner found that, subject to modifications, the Plan met the statutory 'basic conditions' and legal requirements. At its meeting on 4 June, Cabinet agreed to refer a report to full Council to make a formal resolution to adopt ('make') the updated Hampstead Neighbourhood Plan 2025 - 2040. Council is due to consider the report at its meeting on 21 July 2025.
- 5.3 Kilburn Neighbourhood Forum have submitted a draft Neighbourhood Plan to Camden and Brent Councils. The boroughs held a consultation on the draft plan between 29 May and 11 July 2025 and are now arranging to appoint an Independent Examiner, in consultation with the neighbourhood forum. The Examiner will assess whether the plan meets the basic conditions and legal requirements. Subject to the examination and a local referendum, the updated plan will be reported to full Council for adoption.
- 5.4 Neighbourhood forums are designated for five years. Once this period has ended, they need to be redesignated if they are to be able to use neighbourhood powers for a further five years. Since the last Policy and Performance meeting, the Council has redesignated Somers Town Neighbourhood Forum and Kentish Town Neighbourhood Forum.

6. Planning frameworks and visions

- 6.1 A number of supplementary planning documents (SPD) are already adopted and are published on the Council's website at [Regeneration and Place - Camden Council](#) and listed below.

- Camden Goods Yard Planning Framework (2017)
- Kentish Town Planning Framework (2020)
- West End Lane to Finchley Road (2021)
- Canalside to Camley Street (2021)
- Gospel Oak and Haverstock Community Vision (2022)

- 6.2 Below is an update of the progress since the last Policy and Performance Committee.

Holborn Vision

- 6.3 Consultation on a draft Holborn Vision took place in spring 2024 alongside engagement on the Holborn Liveable Neighbourhood public realm project. There was an extensive programme of workshops with key stakeholders, an exhibition in Holborn Library, pop up exhibitions and a Commonplace website that resulted in a good and mostly positive response. A report of the consultation is published on the Council's website.
- 6.4 The comments received were used to inform the final Holborn Vision that was approved through a Single Member Decision by the Cabinet Member for Planning and a Sustainable Camden in January 2025. Following this the Holborn Vision was adopted as a supplementary planning document and it is now a material consideration in the determination of planning applications within the Holborn area.

Bloomsbury Vision

- 6.5 Immediately to the north of the Holborn Vision work is ongoing with key landowners (University of London, UCL, Birkbeck and British Museum) to develop a Bloomsbury Vision. This builds on the Bloomsbury Green Corridor proposal to create a pedestrian friendly network and green links between open spaces, institutions and transport hubs and connecting Euston to the River Thames to make Bloomsbury a greener, cleaner, more vibrant, accessible and sustainable place. It focuses on greening and improving the public realm in both public and private ownership. Given the focus on public realm, the Bloomsbury Vision is not expected to be adopted as a supplementary planning document (SPD) but will form a public realm strategy shared by the landowners, providing guidance and highlighting opportunities in the area. Despite not being an SPD the Bloomsbury Vision will need to closely align with the Holborn Vision. Consultation on the draft document is anticipated in autumn 2025.

Regis Road Area Guidance

- 6.6 Following the adoption of the Kentish Town Planning Framework (KTPF) in 2020 the focus turned to delivery with Cabinet agreeing a Regeneration Strategy for the Regis Road Growth Area in November 2022. Both the Camden Local Plan and KTPF require comprehensive development of the Regis Road growth area.
- 6.7 In order to help achieve comprehensive development and provide more detailed guidance consultation on draft area guidance for Regis Road was undertaken in November and December 2024. There was an exhibition in Kentish Town Library, three drop in events, workshops with key stakeholders and a Commonplace website. The results of the consultation are published on the Camden website and informed the final version of the area guidance which was approved through a Single Member Decision by the Cabinet Member for Planning and a Sustainable Camden in March 2025. Following this decision the Regis Road Area Guidance has been adopted as a supplementary planning document and is now a material consideration in the determination of planning applications within its boundary.

Camden Town Vision

- 6.8 Camden Town is the largest Town Centre in the Borough outside Central London and the Camden Local Plan (2017) identifies it as a location where growth is expected to be delivered. It stretches from Mornington Crescent to Chalk Farm and has a local, regional and international role.
- 6.9 Numerous successful projects have already been delivered including the 2021 Housing Design Awards overall winner at Hawley Wharf. Further projects are in development or under construction such as Camden Goods Yard, but a clear vision and strategy will help to define, coordinate and prioritise future projects. One of the most important projects is the pedestrianisation of Camden High Street from Britannia Junction to Hawley Crescent which is currently undergoing a 12 month trial.
- 6.10 In order to coordinate and prioritise current and future projects work has begun on preparing a Camden Town Vision and initial engagement on issues, opportunities and ideas is currently underway and will continue until 31st August. The engagement is based on a comprehensive evidence base that includes significant data as well as learning from previous consultation and engagement. There is an exhibition in the library at the Crowndale Centre with drop in events planned, workshops with key stakeholders are organised, three pop up exhibitions are planned and a Commonplace website is live. Following this engagement a report will be published, and the results will be used to inform a draft Vision that is expected to be published for consultation in winter 2025/26. It is not currently anticipated that the Camden Town Vision will be adopted as a supplementary planning document, but this will be reviewed before a draft document is produced.

7. Finance Comments of the Executive Director Corporate Services

- 7.1 There are no finance comments on this report.

8. Legal Comments of the Borough Solicitor

- 8.1 There are no legal comments on this report.

9. Environmental Implications

- 9.1 There are no environmental implications from this report.

REPORT ENDS