

London Borough of Camden

Local Development Scheme



March 2025



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Introduction

- 1.1 The development plan is at the heart of the planning system and the starting point for planning decisions. There is a requirement set in law that planning decisions must be taken in line with the development plan unless 'material considerations' indicate otherwise. The plan sets out a vision and a framework for future development and growth in Camden, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. The development plan is a key tool to assist in delivering the vision and priorities set out in We make Camden. As such, it is essential that planning policy documents are in place and kept up to date.
- 1.2 This **Local Development Scheme (LDS)** provides information on the documents that the Council intends to produce to form its development plan and sets out the anticipated timetable and programme for their production. It is the starting point for residents and other stakeholders to find out what planning policies relate to their area and how these will be reviewed.
- 1.3 This LDS covers a three-year period from March 2025 to March 2027 and replaces all previous versions of the LDS.

2 Camden's current planning policy framework

- 2.1 Camden's development plan is currently made up of the following adopted documents:
 - London Plan – adopted 2021
 - Camden Local Plan - adopted 2017
 - Site Allocations Plan - adopted 2013
 - Fitzrovia Area Action Plan - adopted 2014
 - Euston Area Plan - adopted 2015
 - North London Waste Plan - adopted 2022
 - Fortune Green and West Hampstead Neighbourhood Plan - adopted 2015
 - Kentish Town Neighbourhood Plan - adopted 2016
 - Highgate Neighbourhood Plan - adopted 2017
 - Hampstead Neighbourhood Plan - adopted 2018
 - Dartmouth Park Neighbourhood Plan – adopted 2020
 - Camley Street Neighbourhood Plan – adopted 2021
 - Redington and Frognal Neighbourhood Plan – adopted 2021
- 2.2 These documents have been prepared in accordance with statutory processes, which includes a public examination held by a government-appointed Planning inspector or, in the case of neighbourhood plans, examination by an independent examiner.

- 2.3 Supplementary planning documents (SPD) provide further information and guidance on the operation of the Council's planning policies. They are subject to public consultation and can be given substantial weight in planning decisions, but they are not subject to testing at an independent examination and therefore do not have the same weight in planning decisions as local plan documents, neighbourhood plans or the Mayor's London Plan. However, they have a valuable role in ensuring the successful implementation of local plan policies and the delivery of Council priorities. A list of Camden's adopted and emerging SPDs can be found in Appendix 2.
- 2.4 The Council's Statement of Community Involvement (SCI) was adopted by the Council in April 2024. It sets out how we will involve local people, local businesses and other key organisations and stakeholders in the preparation, alteration and review of our planning documents and in planning decisions. The production of the Council's planning documents should be in accordance with the SCI.

3 Camden's future planning policy framework

- 3.1 The planning policy documents that the Council intends to prepare during the period covered by this Local Development Scheme are:
- Update to the Local Plan. This will also include site allocations.
 - Euston Area Plan. This will also include site allocations.
- 3.2 The Council has undertaken a review of the Fitzrovia AAP and considers that the Land Use Principles, Character Areas and Urban Design Principles within the Plan remain sound and consistent with borough and national policy, and therefore do not need to be updated. The Council has reviewed the guidance relating to specific opportunity sites as part of ongoing work on the emerging Site Allocations which now form part of the draft Local Plan.
- 3.3 Document profiles for adopted and upcoming Plan documents are set out in Appendix 1.

Neighbourhood plans

- 3.4 Local communities have the power to influence the future of the places they live by preparing neighbourhood plans. Neighbourhood plans are led and prepared by the community, not the Council, although the Council has a statutory role to provide advice and support to those producing a plan. When neighbourhood plans are passed by an independent examiner and at a local referendum, the Council must adopt them a part of its planning framework and take them into account when it makes decisions on planning applications in the area, alongside its own adopted plans and the Mayor's London Plan.
- 3.5 As neighbourhood plans are not prepared by the Council and their timetables are dependent on the progress made by the community, we have not included them in the list of documents in this LDS.
- 3.6 Information on any current neighbourhood planning consultations (including forum/area designations and emerging plans) and designated forums can be found on the Council's webpage: www.camden.gov.uk/neighbourhoodplanning

4 Monitoring and review

- 4.2 The Council produces an Authority Monitoring Report, which monitors the implementation of policies within the adopted Development Plan documents that we have prepared. It also monitors progress of the work set out in this Local Development Scheme.
- 4.3 The Local Development Scheme will be updated or reviewed where the need to do so is identified.

Appendix 1 – Local Plan Document Profiles

Camden Local Plan (including Site Allocations)

Background / document purpose

The Camden Local Plan was adopted by the Council in July 2017. The Local Plan is the key strategic document in Camden's development plan. It provides the basis (with other statutory development plan documents) for the Council's planning decisions and sets the framework for future development in the borough allowing the Council to manage Camden's growth to enable the delivery of its priorities and meet the needs of residents and businesses.

The Camden Site Allocations Plan was adopted by the Council in September 2013. It set out the Council's objectives and guidance for development of land and buildings on 43 sites across Camden.

The Council is currently reviewing the Local Plan to ensure that Camden continues to have robust and up-to-date planning policies that align with Council priorities.

The new Camden Local Plan sets out the Council's vision for future development in Camden over the next 15 years and includes the planning policies and site allocations to help achieve this. As part of the review of the Local Plan the decision was taken to incorporate the site allocations from the draft Site Allocations Local Plan into the new Local Plan, with the aim of taking a more holistic and place-based approach. Site allocations for the Euston area will be taken forward in the review of the Euston Area Plan.

Status

Adopted Local Plan 2017 – full weight in planning decisions.

Draft new Local Plan - The new Local Plan (including site allocations) will not form part of the development plan until it is adopted; however, the draft Local Plan is a material consideration in planning decisions, although only limited weight can be given to the draft policies at this stage. As the Plan progresses to Regulation 19 stage and beyond, it will start to hold greater weight in the decision making process, in accordance with paragraph 49 of the NPPF.

The draft new Local Plan supersedes the Draft Site Allocations Local Plan document (previously consulted on in 2020/21 and early 2022), meaning that the Site Allocations Local Plan will no longer have any weight in planning decisions.

Site Allocation Plan 2013 - It should be noted that although some of the site policies in the Site Allocations Plan 2013 are still relevant and should be attributed full weight, others are likely to be viewed as out of date because of subsequent policy changes and/or other material considerations and will therefore only have limited weight in decision making. It is intended that the Site Allocations Plan will be superseded in part by the new Local Plan on its adoption, with the remaining policies due to be replaced by the new Euston Area Plan on its adoption.

Area covered

Whole borough and specific sites

Indicative timetable	
Initial consultation on Local Plan issues and further call for sites	Winter 2022/ 23
Preparation of Draft Local Plan including updated site allocations	Autumn – Winter 2023
Consultation on Draft Local Plan including updated site allocations	Winter / Spring 2024
Preparation of Proposed Submission Draft	Spring 2024 – Spring 2025
Consultation on Proposed Submission Draft	Spring – early Summer 2025
Submission to the Secretary of State	Autumn 2025
Independent examination hearing sessions	Winter 2025 – Spring 2026
Adoption	Winter 2026
If the timetable for the new Local Plan changes, then the Council will update the LDS accordingly.	

Euston Area Plan

Background / document purpose

The Euston Area Plan (EAP) was adopted by the Council in January 2015. The EAP is a long-term planning framework to guide transformational change in Euston. It is focused around the redevelopment of Euston Station and seeks to spread regeneration potential to benefit the local community and London as whole. The plan was prepared jointly between Camden Council, the Greater London Authority (GLA) and Transport for London (TfL) to guide development up until 2031. Preparing the plan jointly helped to ensure the strategic and local issues for the Euston area were planned in a coordinated way and balanced with community aspirations.

The Council undertook an assessment of the Euston Area Plan in discussion with the GLA and established that there should be a partial update to the Plan to reflect changing circumstances and to ensure that policies and evidence are robust, reflecting the current situation and up-to-date information and opportunities.

After initial consultation on proposed updates to the EAP early in 2023, work on the plan was paused while HS2 worked on different station options as part of a cost cutting exercise at Euston.

Further consultation was held over the summer 2024 to show the 'direction of travel', highlighting key government announcements and the affect 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.

Status

The adopted Euston Area Plan 2015 currently has full weight in planning decisions.

Although the new Euston Area Plan will not form part of the development plan until it is adopted, it will form a material consideration in planning decisions during its preparation. The weight to be given to an emerging plan is a matter for the Council as decision maker, with plans gaining more weight as they progress through the process towards adoption.

Once adopted the new Euston Area Plan will supersede the Euston Area Plan 2015 and part of the Site Allocations Plan 2013.

Area covered

Euston

Produced by

London Borough of Camden

Indicative timetable	
Initial preparation	Winter 2019
Consultation on draft updates	Winter 2022/23
Preparation of new draft	Summer 2023 – Spring 2024
Additional consultation on options to reflect Government decision on HS2 at Euston	Summer 2024
Consultation on the Proposed Submission Draft	Summer 2025
Submission to the Secretary of State	Winter 2025
Examination – hearing sessions	Spring 2026
Adoption	Autumn 2026
If the timetable for the Euston Area Plan changes, then the Council will update the LDS accordingly.	

Appendix 2 – Supplementary Planning Documents

Camden Planning Guidance

Background / document purpose

Camden Planning Guidance (CPG) is a set of documents that provide further detail to support the implementation of the Council's adopted planning policies. The Council will review all its adopted CPG documents as appropriate to ensure they remain up-to-date and effective.

Adopted documents

Access for all CPG	March 2019
Adverts CPG	March 2018
Air quality CPG	January 2021
Artworks, statues and memorials CPG	March 2019
Basements CPG	January 2021
Biodiversity CPG	March 2018
Community uses, leisure facilities and pubs CPG	January 2021
Design CPG	January 2021
Developer contributions CPG	March 2019
Digital infrastructure CPG	March 2018
Employment sites and business premises CPG	January 2021
Energy efficiency and adaptation CPG	January 2021
Home Improvements CPG	January 2021
Housing CPG	January 2021
Planning for health and wellbeing CPG	January 2021
Public open space CPG	January 2021
Student housing CPG	March 2019
Town centres and retail CPG	January 2021
Transport CPG	January 2021
Trees CPG	March 2019
Water and Flooding CPG	March 2019

Planning Frameworks and Briefs

Background/document purpose

Planning frameworks and briefs provide guidance for specific sites and areas of Camden where we expect growth and development to happen. They provide place-specific guidance to ensure the development of key sites meets the Council's aspirations in terms of land uses, design and infrastructure provision, securing the benefits of growth for Camden and its residents. They are an important consideration when the Council assesses planning applications.

The adopted documents and emerging documents are listed below.

Further information on these can be found on the Council website :

<https://www.camden.gov.uk/planning-frameworks-and-briefs1>

Adopted documents

King's Cross Opportunity Area Planning & Development Brief	January 2004
Mount Pleasant SPD	February 2012
Camden Goods Yard Planning Framework SPD	July 2017
Kentish Town Planning Framework	July 2020
Regis Road Master Plan (Addendum to the Kentish Town Planning Framework)	February 2025
West End Lane to Finchley Road	September 2021
Canalside to Camley Street	November 2021
Gospel Oak and Haverstock Community Vision	November 2022
Holborn Vision	January 2025

Emerging documents

None

Please note: Historic planning frameworks/briefs that are not listed in this LDS have been withdrawn. These documents have either having been superseded through other planning documents, relate to sites which have now been fully developed, or due to the date of their adoption are no longer considered relevant or up-to date and as such, will no longer be given weight in decision making.

Conservation Area Appraisals and Management Plans

Purpose/Content

Conservation area appraisals and management strategies define the special character of conservation areas and set out the Council's approach to their preservation and enhancement. They help guide the Council in decisions on alterations and developments in designated conservation areas.

We are currently in the process of updating some of our conservation area appraisals. The areas indicated below with a * are currently in the process of being reviewed. .

These documents can be found on the Council website :

<https://www.camden.gov.uk/conservation-area-appraisal-and-management-strategies>

Adopted documents

Alexandra Road Estate	June 2005
Bartholomew Estate	June 2005
Belsize	November 2002
Bloomsbury	April 2011
Camden Broadway	February 2009
Camden Square	March 2011
Camden Town	October 2007
Charlotte Street	July 2008
Dartmouth Park	January 2009
Denmark Street	March 2010
Elsworthy	July 2009
Eton	November 2002
Fitzjohns and Netherhall	December 2022
Fitzroy Square	March 2010
Hampstead	October 2001
Hanway Street	March 2011
Harmood Street	September 2005
Hatton Garden	September 2017
Highgate	October 2007
Holly Lodge Estate	December 2012

Inkerman	October 2001
Kelly Street	March 2011
Kentish Town	March 2011
King's Cross / St. Pancras	December 2003
Kingsway	June 2005
Jeffreys Street	November 2002
Mansfield	December 2008
Park Hill and Upper Park	July 2011
Priory Road	June 2005
Primrose Hill	June 2005
Redington / Frogna1	December 2022
Rochester	December 2001
Regent's Canal	September 2008
Regent's Park	July 2011
Seven Dials Estate	June 2005
South Hampstead (formerly Swiss Cottage)	February 2011
South Hill Park Estate	January 2001
St. John's Wood	July 2009
West End Green	February 2011
West Kentish Town	September 2005