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Chapter 1: Introduction

- 1.1 The purpose of this Authority Monitoring Report (AMR) is to assess the extent to which the policies set out in the Camden Local Plan 2017 are being achieved. The information in this report allows Camden's Planning Service to identify which policies are performing as intended and if any need to be reviewed.
- 1.2 Under Planning regulations, local planning authorities must publish information that:
 - shows how the implementation of their adopted plans is progressing
 - reports on local plan preparation
 - reports any activity relating to the duty to co-operate
 - provides up-to-date information on neighbourhood plans.
- 1.3 This AMR reports on the period from **1 April 2024 to 31 March 2025**.

Progress with policy documents

- 1.4 This section provides an update on the progress of all planning policy documents being prepared in relation to the timetables in the Council's [Local Development Scheme](#) (LDS). The most recent LDS was published in September 2025.

Draft new Local Plan

- 1.5 The Council is preparing a new Local Plan for Camden. The draft new Local Plan sets out the Council's vision for future development in the borough over the period from 2026 to 2041 and includes planning policies and site allocations to help us achieve this.
- 1.6 The Council published the Camden Local Plan Proposed Submission Draft for public consultation and engagement from May to June 2025 (Regulation 19). The Local Plan was then submitted to the government for examination at the start of October 2025, along with the consultation responses received. Further information about the examination of the Camden Local Plan Proposed Submission Draft is available on the [Council's website](#).
- 1.7 If the Plan is found 'sound' by the Inspector it will be adopted by the Council for use in planning decisions, superseding the Camden Local Plan 2017, the Site Allocations Plan 2013 and the site allocations in the Fitzrovia Area Action Plan (2014).

Euston Area Plan

- 1.8 The Euston Area Plan is a strategic plan to help shape change in the area around Euston Station up to 2031. It seeks to ensure that we can secure the best possible future for residents, businesses and visitors to Euston. It was

prepared jointly by Camden Council, the Greater London Authority and Transport for London and was adopted by the Council in 2015.

- 1.9 The Council are currently reviewing the Euston Area Plan and published the Euston Area Plan Proposed Submission Draft for public consultation (Regulation 19) from January to March 2026. The Council anticipates submitting Euston Area Plan Proposed Submission Draft to the government for examination in late Spring 2026. Further information of the Euston Area Plan is available on the Council's [website](#).

Planning Frameworks

- 1.10 Over the monitoring period, the Council adopted two new planning frameworks:
- The [Holborn Vision Supplementary Planning Document](#) (SPD) was adopted on 29 January 2025. This builds on the policies in the adopted Local Plan to guide development and investment to improve places and spaces and enhance the experience of living, working and visiting Holborn.
 - The Regis Road Area Guidance Supplementary Document (SPD) was adopted on 10 March 2025 as an addendum to the Kentish Town Planning Framework 2020. This sets out key development principles to help deliver new jobs, homes, public open spaces and community facilities in the Regis Road Area, to provide positive benefits and improvements for the local community.
- 1.11 The Council are also in the process of preparing vision documents for Camden Town Town Centre and Bloomsbury and further information on this can be found on the Council's [website](#).

Neighbourhood planning

- 1.12 Neighbourhood plans are planning documents that are prepared by the community, with the Council providing support and advice, to influence the future of their area. They set out the community's vision and general planning policies to shape and direct development in their neighbourhood.
- 1.13 Neighbourhood Forums are valid for five years from the date of designation. When the five-year period ends forums need to be re-designated if they are to continue working on statutory neighbourhood planning matters. As of 31 March 2025, there were six neighbourhood forums in Camden designated within the previous five years. (Neighbourhood Area designations do not have a time limit.)

Table 1 - Dates of neighbourhood area and forum designations

Name	Area designated	Forum most recently designated
Camley Street	21 Feb 2014	10 May 2019
Church Row and Perrins Walk	5 Sept 2014	
Dartmouth Park	7 Oct 2018	17 Dec 2018
Drummond Street	10 May 2019	
Fitzrovia East	3 April 2014	
Fortune Green and West Hampstead	9 May 2013	12 April 2019
Hampstead	7 Oct 2014	12 Nov 2024
Highgate (also covers part of Haringey)	17 Dec 2012	8 Sept 2023
Kilburn (also covers part of Brent)	3 June 2016	28 Jan 2022
Kentish Town	10 April 2013	4 March 2025
Mount Pleasant (also covers part of Islington)	4 Feb 2016	08 Sept 2023
Redington and Frognal	5 Sept 2014	24 April 2026
Somers Town	13 June 2013	15 Jan 2025

1.14 Camden has adopted ('made') eight Neighbourhood Plans prepared by the local community, following independent examinations and public referendums:

- [Fortune Green and West Hampstead Neighbourhood Plan \(September 2015\)](#)
- [Kentish Town Neighbourhood Plan \(September 2016\)](#)
- [Highgate Neighbourhood Plan \(September 2017\)](#)
- [Hampstead Neighbourhood Plan \(July 2025\)](#)
- [Dartmouth Park Neighbourhood Plan \(March 2020\)](#)
- [Redington and Frognal Neighbourhood Plan \(Sept 2021\)](#)
- [Camley Street Neighbourhood Plan \(Sept 2021\)](#)
- [Kilburn Neighbourhood Plan \(March 2026\)](#)

Duty to co-operate

1.15 Under the Localism Act 2011, councils are required "to engage, constructively, actively and on an ongoing basis" with neighbouring planning authorities, and other prescribed bodies (as set out in Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012), on strategic cross-boundary matters relating to the preparation of local development documents. It should however be noted that as of the end of March 2026, the Duty to Co-operate is no longer a legal requirement.

1.16 The Council maintains a record of Duty to Co-operate actions which is presented at public examinations for the preparation of all relevant documents. A list of key Duty to Co-operate actions for the reporting years are set out below. Key actions included:

- Attending quarterly borough meetings with the GLA to discuss viability matters
- Attending regular meetings with Registered Providers of affordable housing to discuss general strategic issues
- Meeting with the GLA to discuss strategic matters (August 2024, December 2024, January 2025, February 2025, June 2025 and September 2025)
- Met with Brent to discuss strategic matters (May 2024 and August 2025)
- Met with Islington to discuss strategic matters (July 2024 and June 2025)
- Met with Westminster to discuss strategic matters (June 2024 and September 2025)
- Met with Barnet to discuss strategic matters (July 2024 and September 2025)
- Met with Haringey to discuss strategic matters (June 2024 and July 2025)
- Met with City of London to discuss strategic matters (May 2024 and July 2025)
- Officers attended Association of London Borough Planning Officers meetings with London authorities and GLA representatives to discuss general strategic issues
- Officers from Camden's Planning and Transport Services and TfL's Spatial Planning team have quarterly liaison meetings, providing an opportunity for strategic transport matters to be discussed.
- Officers attended Central London Forward policy officer meetings with other Central London boroughs.

Chapter 2: Housing

- 2.1 The [Camden Local Plan 2017](#) includes a number of policies to maximise the supply of housing in the borough and to protect existing homes. The Plan also seeks to support the delivery of a range of housing types suitable for households and individuals with different needs. Relevant policies include:
- Policy H1 Meeting housing needs
 - Policy H2 Maximising the supply of self-contained housing from mixed use schemes
 - Policy H3 Protecting existing homes
 - Policy H4 Maximising the supply of affordable housing
 - Policy H5 Protecting and improving affordable housing
 - Policy H6 Housing choice and mix
 - Policy H7 Large and small homes
 - Policy H8 Housing for older people, homeless people and vulnerable people
 - Policy H9 Student housing
 - Policy H10 Housing with shared facilities
 - Policy H11 Accommodation for travellers
- 2.2 This section focuses on progress against the aims and objectives set out in the Local Plan in relation to meeting housing needs. It monitors progress in relation to five indicators, which are set out below.

Meeting Housing Needs Indicator 1

To **deliver 1,038 net additional homes per year** to meet the housing target set for Camden in the London Plan 2021

- 2.3 The Camden Local Plan 2017 identifies a need for 1,120 homes (self and non-self-contained) per year over the plan period to 2031.
- 2.4 The London Plan 2021 sets a housing target for Camden of 10,380 additional homes over a ten year period from 2018/19 to 2028/29, which equates to 1,038 homes per year. This includes 3,280 homes from small sites.
- 2.5 The housing target in the London Plan superseded the housing target in the Local Plan and is therefore used as the basis for our housing monitoring.
- 2.6 Table 2 below shows the total number of homes approved in 2024/25 and Table 3 below shows total housing completions. Completed schemes of interest include: the re-development of Agar Grove (2013/8088/P), which, as part of an

ongoing CIP scheme, has delivered 125 homes; 156 West End Lane (2019/4140/P), delivering 180 homes; the re-development of the Charlie Ratchford Centre (2020/5063/P) delivering 112 homes (with 3 homes to follow in 2025/26); Deltic House (King's Cross Central) (2020/5143/P) delivered 72 homes and Capella Court (formerly known as King's Cross plot S4) (2020/5885/P), which has delivered 176 homes.

Table 2 – Total number of homes approved

Monitoring Year	2024/25
Self- contained homes (including C4 HMOs)	114
Non self-contained housing (C3 equivalent)	105
Total (net)	219

GLA Planning London Datahub, Camden Planning Policy

Table 3 – Total housing completions

Monitoring Year	2024/25
Housing Target	1,038
Self-contained homes	995
Non-self-contained housing (C3 equivalent)	4
Total (net)	999

GLA Planning London Datahub

- 2.7 Self-contained housing is the priority land use in the Local Plan. Self-contained homes are those where all the rooms, including the kitchen, bathroom and toilet, are behind a door that only one household can use (Use Class C3). Figures for self-contained homes also include properties in Use Class C4 as changing the use in either direction between C3 and C4 is permitted by the General Permitted Development Order (so does not require a further planning consent). (Use Class C4 refers to small houses in multiple occupation, these are houses or flats occupied by three to six residents comprising two or more households and sharing facilities such as kitchens, bathrooms or living rooms).
- 2.8 Non-self-contained housing refers to student accommodation, care homes, hostels for long-term residents, and larger houses in multiple occupation (houses or flats occupied by more than six residents comprising two or more households and sharing facilities such as kitchens). Projected additions or losses of bedrooms in non-self-contained housing are converted into an equivalent number

of self-contained homes (C3) by applying the factors set out in London Plan paragraph 4.1.9.

Meeting Housing Needs Indicator 2

To deliver 5,300 **additional affordable homes** from 2016/17 – 2030/31

- 2.9 Policy H4 ‘Maximising the supply of affordable housing’ of the Camden Local Plan 2017 seeks on-site affordable housing from developments with capacity for 10 additional homes or more, and seeks financial contributions from smaller developments that create additional residential floorspace and homes. A target of 50% affordable housing (by floorspace) applies to developments with capacity for 25 additional homes or more.
- 2.10 Table 4 below shows the number of affordable homes completed from the start of the Local Plan period (2016/17) to 2024/25 and also sets out the financial contributions received in lieu of affordable housing being provided on-site.

Table 4 – Affordable housing completions

Monitoring Year	Total number of completed self-contained homes including affordable housing		Affordable housing completed (number of homes)		Financial contribution in lieu of affordable housing secured
	Gross	Net	Gross	Net	
2017/18	1,102	945	308 (28%)	252 (27%)	£2.9m
2018/19	941	827	266 (28%)	266 (32%)	£1.04m
2019/20	1,121	985	157 (14%)	148 (15%)	£4.40m
2020/21	525*	509*	119 (23%)*	117 (23%)*	£1.62m
2021/22	464	536	120 (20%)	120 (22%)	£9.0m
2022/23	386	358	1 (0%)	1 (0%)	£2.0m
2023/24	662	611	242** (37%)	242** (40%)	£6.9m
2024/25	1017	995	391 (38%)	391 (39%)	£33M

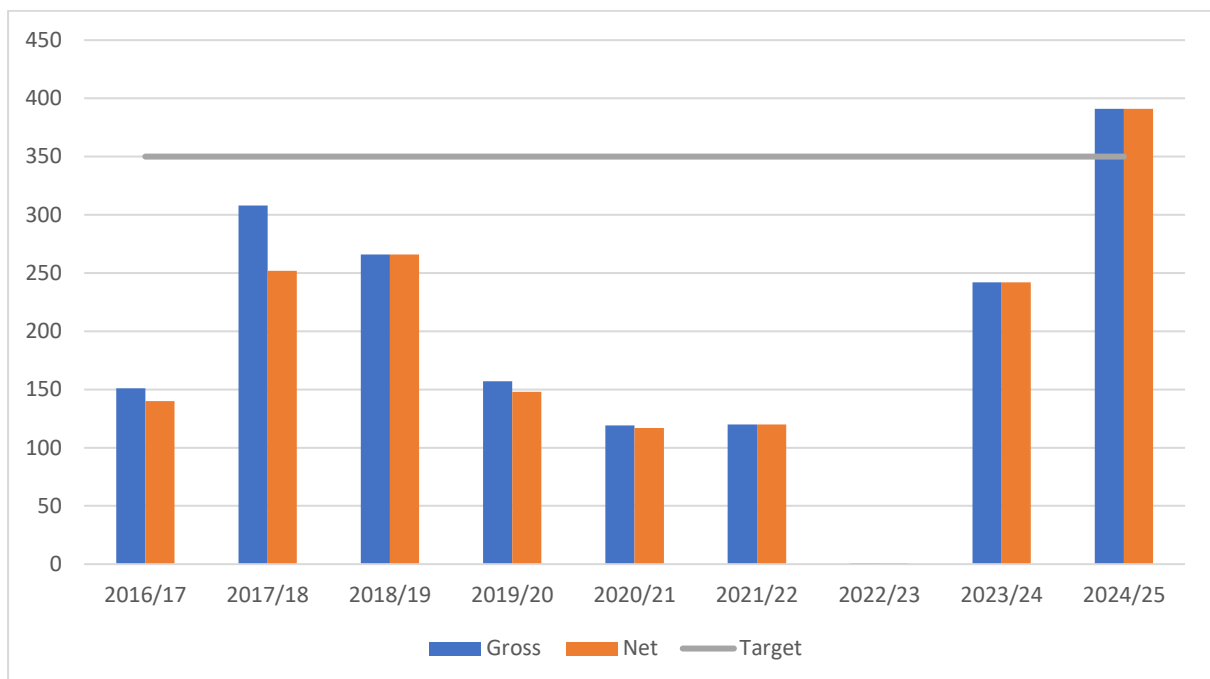
London Development Database / * Planning London Datahub / Housing Flow Reconciliation: calculated using a new GLA / DLUHC protocol – losses are counted when development starts, not completion.

Note: gross figures include all homes completed, whereas the net figures take into account the number of homes lost through demolition or conversion as part of the development.

**There are a modest number of affordable homes (17) at the north-eastern edge of the King's Cross Central development that are part of blocks based in Camden, but where the homes have been assigned to Islington by the Planning London Datahub, as a significant proportion of the wider site is located there. Given this, these 17 units are not included in the figures above.

2.11 Over the Local Plan period to date (from 2016/17 to 2024/25) a total of 1,537 (net) additional affordable homes have been completed in the borough.

Figure 1 - Affordable housing completions against the target



Meeting Housing Needs Indicator 3

To deliver 160 additional student housing places per year, to meet the borough target of 2,400 **additional student places** from 2016/17 – 2030/31

2.12 The Camden Local Plan sets a target for at least 2,400 additional places in student housing over the plan period (2016/2017 to 2030/31), equivalent to 160 places per year (see Policy H9 Student Housing).

2.13 Table 5 below shows the number of student places approved over the monitoring period and Table 6 below shows the number of student places completed in the borough from the start of the Local Plan period to 2024/25.

Table 5 - Student housing places approved

Monitoring Year	Gains	Losses	Total
2024/25	298	0	298

Planning Policy, London Borough of Camden

Table 6 - Student housing places completed

Monitoring Year	Monitoring Target	Student places completed		
		Gains	Losses	Total
2024/25	160	0	0	0

GLA Planning London Datahub.

Meeting Housing Needs Indicator 4

To protect existing and support the provision of new care homes, hostels and homes in multiple occupation.

- 2.14 Local Plan Policy H8 Housing for older people, homeless people and vulnerable people resists the loss of floorspace in a variety of uses including sheltered housing, care homes, and hostels for homeless people. Policy H10 Housing with shared facilities resists the loss of bedsits in houses in multiple occupation, long-stay hostels and other long-term accommodation where some rooms and facilities are shared by people from different households.
- 2.15 Approvals and completions data for self-contained supported housing (Use Class C3) and self-contained small houses in multiple occupation (Use Class C4) are recorded as part of Tables 2 and 3 above.
- 2.16 Table 7 below shows the number of bedrooms in non-self-contained developments (care homes, hostels and homes in multiple occupation) approved over the monitoring period.

Table 7 – Bedrooms in non-self-contained homes approved (care homes, hostels and homes in multiple occupation)

Monitoring Year	Gains	Losses	Total
2024/25	9	11	-2

GLA Planning London Datahub

2.17 Table 8 below shows the number of bedrooms in non-self-contained homes (care homes, hostels and homes in multiple occupation) completed over the monitoring period.

Table 8 – Bedrooms in non-self-contained homes completed (care homes, hostels and homes in multiple occupation)

Monitoring Year	Gains	Losses	Total
2024/25	18	-11	7

GLA Planning London Datahub.

Meeting Housing Needs Indicator 5

To secure a **range of housing types** to meet housing needs

2.18 The Council aims to secure a range of suitable housing types, as well as a range of tenures. Camden Local Plan Policy H7 states that Camden “will contribute to the creation of mixed and inclusive communities” by securing a range of self-contained homes of different sizes, requiring all housing development to include a mix of large and small homes.

2.19 Table 9 below shows the percentage mix of home sizes completed in the borough over the plan period to date. Over the monitoring period, the high number of studios completed can be attributed to the following schemes: re-development of the Charlie Ratchford Centre (2020/5603/P), which delivered 74 studios; the development of Plot S4 St Pancras (Capella Court, 1-4 Lewis Cubitt Park (2020/5885/P)), which delivered 14 studios; 455-457 Finchley Road (2023/0036/P), which involved 17 units; and 165-167 Haverstock Hill (2023/2441/P) which involved 18 studios (the final two were Certificates of Lawfulness of existing development and simply formalised the lawfulness of activity that had already taken place). This high number of studios is reflective of current market demands in the area, with the agent for the scheme mentioning

that these are more suitable for young first time buyers particularly in the Camden Town area, which offers a wide range of cultural and night time activities.

Table 9 – Percentage mix of home sizes completed

Year	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
2017/18	3%	28%	44%	20%	4%	>1%
2018/19	3%	31%	40%	19%	5%	1%
2019/20	3%	34%	42%	17%	3%	1%
2020/21	2%	37%	40%	17%	2%	1%
2021/22	2%	21%	47%	22%	4%	4%
2022/23	3%	29%	48%	16%	5%	0%
2023/24	5%	43%	41%	10%	1%	1%
2024/25	12%	32%	36%	13%	3%	<1%

GLA Planning London Datahub

2.20 Policy H7 also seeks to ensure that all housing development contributes to meeting the priorities set out in the Local Plan Dwelling Size Priorities Table (Table 10 below). This is based on the outputs of the Camden Strategic Housing Market Assessment 2016, considered alongside the mismatch between the need for large affordable homes (indicated by overcrowding) and supply (indicated by average number of bedrooms per household) and the cost constraints on delivering large intermediate homes. Dwelling sizes are expressed in terms of number of bedrooms and distinct priorities are identified for market housing, intermediate housing and social-affordable rent. In addition to this, through Camden Planning Guidance, the Council also sets a target for 50% of social-affordable rented homes to be large homes with three-or-more bedrooms.

Table 10 – Local Plan Dwelling Size Priorities

	1 bedroom or studio	2 bedrooms	3 bedrooms	4 bedrooms
Social affordable rented	Lower	High	High	Medium
Intermediate affordable	High	Medium	Lower	Lower
Market	Lower	High	High	Lower

2.21 Table 11 below shows the mix that was delivered in the monitoring period in each of the three main tenures (Social affordable rent, Intermediate, Market) over the monitoring period.

Table 11 – Percentage mix of home sizes completed by tenure 2024/25

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Tenure percentage of all homes
Social affordable rent	4%	25%	31%	34%	7%	0%	26%
Intermediate	13%	46%	40%	0%	0%	0%	7%
Market	17%	35%	39%	7%	2%	0%	67%

Chapter 3: Economy and Jobs

- 3.1 The [Camden Local Plan 2017](#) includes a number of policies to support economic growth and protect employment sites in Camden. It seeks to secure and retain jewellery workshops and related uses in the Hatton Garden Jewellery Industry Area, and also has sets out the Council's approach to tourism development and visitor accommodation. Relevant policies include:
- Policy G1 Delivery and location of growth
 - Policy E1 Economic development
 - Policy E2 Employment premises and sites
 - Policy E3 Tourism
- 3.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to the local economy and jobs. It monitors progress in relation to four key indicators, which are set out below.

Economy and Jobs Indicator 1

Deliver **net gains in employment floorspace** and job growth, including 695,000 square metres of additional office floorspace from 2014 - 2031

- 3.3 Policy G1 of the Camden Local Plan 2017 seeks to meet Camden's objectively assessed need for approximately 695,000 square metres of additional office floorspace over the Plan period to 2031. Policy E1 sets out how we will deliver this, with a focus on directing new office development to the growth areas, Central London and Camden's town centres.
- 3.4 In 2020, the Government made changes to the Use Classes Order, which introduced a new 'Commercial, Business and Service' use class (Class E). This includes the former B1 use class (such as offices and light industry) as well as shops, financial services, restaurants and cafes, medical and health services, and nurseries. Changes between these uses are not considered 'development' and therefore a planning application (or prior approval application) is not needed.
- 3.5 Previous AMRs have monitored changes in employment floorspace completions based on the B Use Class. This has shown that over the period from 2014/2015 to 2022/2023 there has been a net gain in employment floorspace from completions of 110,799 sqm. This comprises:
- A gain of 130,650 sqm of B1 uses (including office, research and development, light industry) of which 127,985 sqm is B1a Offices;
 - A loss of 4,421 sqm of B2 uses (General industrial); and
 - A loss of 15,430 sqm of B8 uses (Storage and distribution).

3.6 With the introduction of Use Class E, the AMR now categorises employment floorspace completions into Class E (offices), Class E (Industrial), Class E (Research and Development), B2 (General Industrial) and B8 (Storage and Distribution). The results of the monitoring for 2023/24 and 2024/25 are set out in Table 12 below.

Table 12 - Net change in employment land floorspace, completed development (sqm)

	E (office)	E (industrial)	E (research & development)	B2	B8	Mixed/Flexi	Total
2023/24	9,257	682	683	0	0	-	10,622
2024/25	38,228	1,243	1,145	0	-296	3,728	44,048

3.7 Adding the employment floorspace completions for this monitoring year (set out in Table 12) to the results of the monitoring from previous years shows that over the period from 2014 to 2025 there has been a total net gain in employment floorspace completions of 165,469sqm, of which 175,470sqm has been offices. Sites of note that were completed during the monitoring period include:

- Liddell Road Industrial Estate (2014/7651/P);
- Stephenson House (2017/3518/P);
- Castlewood House and Medius House (2017/0618/P); and
- St Pancras Commercial Centre (2019/4201/P).

3.8 Table 13 below shows the total employment floorspace either under construction or with planning permission but not started in the borough up to the end of the monitoring period.

Table 13 - Planning approvals either under construction or not started 31 March 2025

Use	Not started (sqm)	Under construction (sqm)
Net E (office)	13,993	246,448
Net E (industrial)	0	1,029
Net E (research and development)	- 46	- 3,093
Net B2	23	- 3,440
Net B8	4,142	- 5,923
Total	18,112	235,021

3.9 Overall, there has been an increase in employment floorspace under construction from the previous AMR. The amount of employment floorspace currently under construction can largely be attributed to five major schemes: 'Ugly Brown Building' (28,000sqm), Morrisson's Camden Town (13,000 sqm), Royal National Ear Nose and Throat Hospital (14,000sqm), a Reserved Matters application for King's Cross (76,000 sqm), and Selkirk House (22,000 sqm).

- 3.10 Table 14 below shows the total employment floorspace approved, including losses, over the monitoring year. Significant schemes approved during 2024/25 which will potentially lead to gains in employment floorspace (namely Class E (office)) include: the development of the land to the north of the British Library (2022/1041/P), which includes 77,046sqm employment floorspace; the change of use of buildings A1 and A2 at Hawley Wharf (2022/5588/P) which will create 11,66sqm of employment floorspace; and the change of use of 55 Tottenham Court Road & 16-24 Whitfield Street (2023/3808/P) to create 4,936sqm of class E offices.
- 3.11 Also approved, but not included in Table 14 below, was a Certificate of Lawful Development for the proposed use for 1 Triton Square, ref 2024/2206/P. This sought to establish that the building (comprising 45,951sqm) could be used in class E(g)(ii) (Research and development of products or processes) without the need for a full planning application for change of use, having been approved in 2017 for B1a use.

Table 14 - Employment land floorspace, planning approvals (net change) (sqm)

Year	E (office)	E (industrial)	E (research and development)	B2	B8	Flexible Use	Total (net)
2023/24	43,124	0	0	-1,483	-1,800	-	39,841
2024/25	20,397	51,198	0	-67	-692	2,845	73,681

- 3.12 In terms of employment floorspace approved over the Plan period to date, previous AMRs have monitored changes in employment floorspace approvals based on the B Use Class. This has shown that over the period from 2014/2015 to 2022/2023 there has been a net gain in employment floorspace approved of 386,698 sqm. This comprises:
- A gain of 408,866 sqm of B1 uses (including office, research and development, light industry) of which 372,579 sqm is B1a Offices;
 - A loss of 8,663 sqm of B2 uses (General industrial); and
 - A loss of 13,505 sqm of B8 uses (Storage and distribution).
- 3.13 Adding the employment floorspace approved for this monitoring year (set out in Table 14) to the results of the monitoring from previous years (summarised in para 3.12 above) shows that over the period from 2014 to 2025 there has been a total net gain in employment floorspace approved of 500,220sqm, of which 436,100sqm has been offices.

Economy and Jobs Indicator 2

No overall net loss of premises suitable for use as jewellery workshops and related uses in the Hatton Garden Jewellery Industry Area

- 3.10 The Council promotes and protects the jewellery industry in Hatton Garden. The Hatton Garden area boundary can be viewed on the Council's [Local Plan Policies Map](#). Under our planning policies, we will only permit the conversion of employment premises in the Hatton Garden area, where it can be demonstrated that they have been vacant and marketed for at least two years and are replaced by a mixed-use development including jewellery workshops. The tables below show the jewellery workshop floorspace approved and completed over the monitoring period.

Table 15 – Hatton Garden area Jewellery workshop floorspace approved (sqm)

	2020/21	2021/22	2022/23	2023/24	2024/25
Gains	231	449	0	168	94
Losses	0	-139	-220	0	0
Total (net)	231	310	-220	168	94

Table 16 – Hatton Garden area Jewellery workshop floorspace completed (net) (sqm)

2014/15 to 2022/23	2023/24	2024/25
687	0	166

Economy and Jobs Indicator 3

Local training scheme places secured from completed development

- 3.11 The Local Plan explains how the Council will secure employment and training contributions through the planning process.

3.12 Table 17 below provides information on the number of apprenticeship places we have negotiated and secured through section 106 legal agreements for development schemes over the monitoring period.

Table 17 - Total apprenticeship places secured through Section 106

2021/22	2022/23	2023/24	2024/25
26 apprenticeships 19 work placements	436 apprenticeships 289 work placements	170 apprenticeships 88 work placements	222 apprenticeships 68 work placements

3.13 In addition to this, £755,142 was secured in 2024/25 for employment and training initiatives.

Economy and Jobs Indicator 4

Contribute to the London Plan target of achieving 58,000 **net additional hotel bedrooms** across London by 2041

3.14 The London Plan sets a target of achieving 58,000 net additional hotel bedrooms across London by 2041. Table 18 below shows the net additional hotel bedrooms completed in Camden over the period from 2014/15 to 2024/25.

Table 18 – Hotel room completions (net)

2014/15 to 2023/24	2024/25
2,602	18

Chapter 4: Town Centres and Shopping

- 4.1 The [Camden Local Plan 2017](#) identifies a need for an additional 30,000sqm of retail floorspace in Camden from 2014 to 2031. The Plan includes policies to support the vitality of Camden's town and shopping centres. Relevant policies include:
- Policy TC1 Quantity and location of retail development
 - Policy TC2 Camden's centres and other shopping areas
 - Policy TC3 Shops outside of centres
 - Policy TC4 Town centre uses
 - Policy TC5 Small and independent shops
 - Policy TC6 Markets
- 4.2 From 1 September 2020 substantial changes were made to the planning use classes. Of particular significance for centres is the introduction of Use Class E, which includes (former use classes in brackets): shops (A1); financial and professional services (A2); restaurants and cafes (A3); and offices (B1a). Changes of use within a use class are not considered to be development and therefore do not require planning permission. This reduces the Council's ability to influence planning and development within centres, including policies for managing the mix of uses in centres and frontages.
- 4.3 A limited number of common town centre uses are not within Use Class E and are now considered to be or remain 'sui generis' (that is, not included in any use class). These include (former use class in brackets if relevant): pubs (A4), hot food takeaways (A5), betting shops and laundrettes. Changes from these uses require a planning application to be submitted, meaning that the Council can influence their loss and the provision and location of new uses as appropriate.
- 4.4 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to Town Centres and shopping. It monitors progress in relation to three indicators, which are set out below.

Town Centres and Shopping Indicator 1

Minimise the number of **vacant premises**.

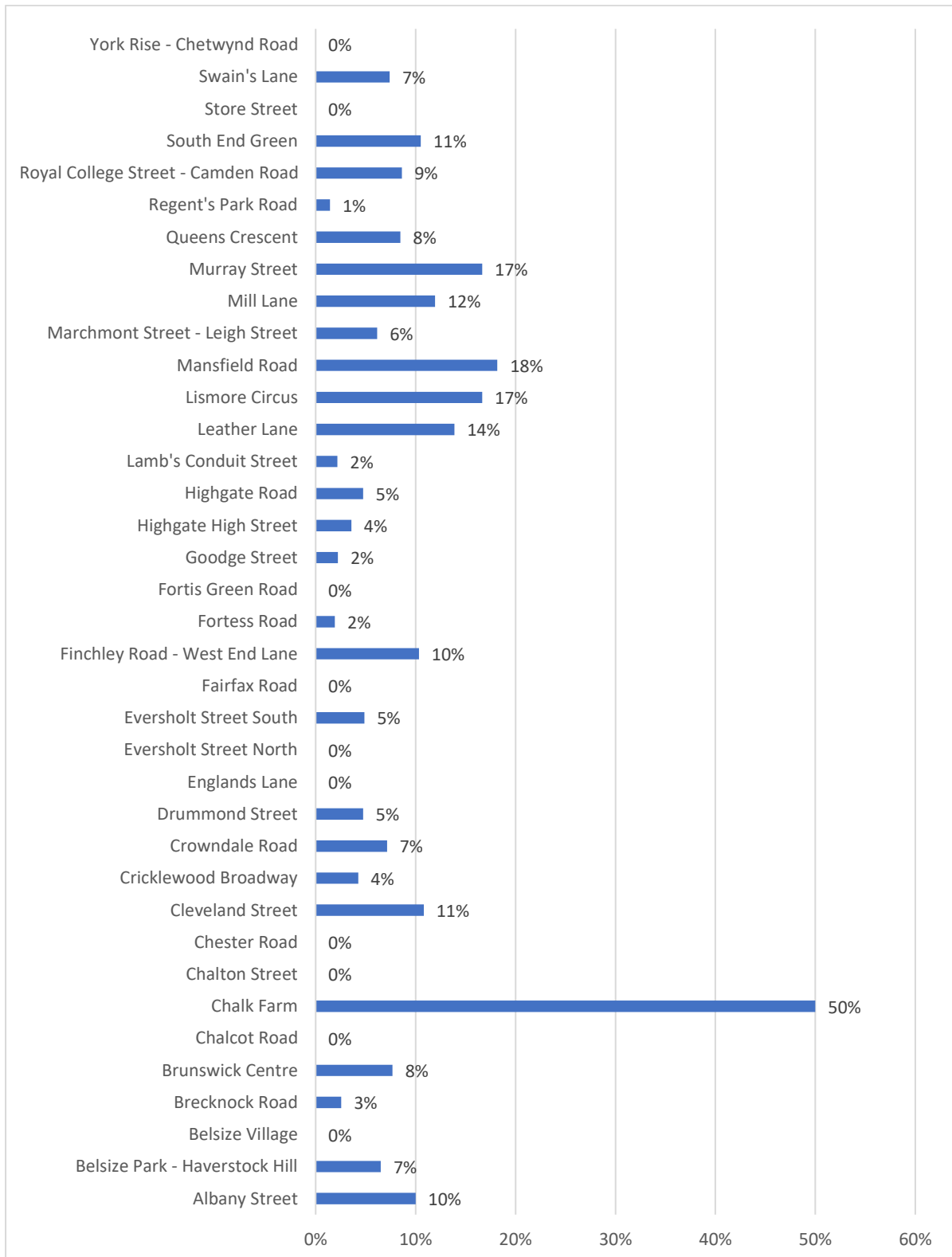
- 4.5 The proportion of vacant shops on shopping streets is an important indicator of the health of that centre. Our retail surveys have tracked changes in vacancies over time at a centre level. The most recent retail survey was undertaken in Summer 2024, the results of which are available to view on our website [Camden Retail Frontages Survey | Open Data Portal](#). The location of the centres surveyed is shown on Camden's [Local Plan Policies Map](#).

4.6 Table 19 below shows the percentage of vacant premises in the borough's designated shopping areas over the last six retail surveys, which were undertaken in 2016, 2017, 2018, 2019, 2022 and 2024.

Table 19 – Vacant premises in designated shopping areas

Type of shopping area	Retail Survey Year					
	2016	2017	2018	2019	2022	2024
Town Centres						
Camden Town	5%	3%	4%	4%	8%	6%
Finchley Road Swiss Cottage	3%	7%	5%	5%	8%	14%
Hampstead	4%	3%	5%	5%	6%	2%
Kentish Town	8%	10%	10%	10%	6%	10%
Kilburn	7%	4%	4%	4%	6%	8%
West Hampstead	6%	7%	7%	7%	4%	5%
Specialist Shopping Areas in Central London						
Denmark Street	-	-	-	36%	22%	33%
Fitzrovia	2%	6%	6%	6%	11%	3%
Hatton Garden	3%	3%	4%	4%	2%	1%
Museum Street	7%	4%	3%	3%	14%	13%
Seven Dials	7%	10%	9%	9%	12%	4%
Central London Frontages						
King's Cross	8%	3%	7%	7%	11%	6%
High Holborn, Kingsway	5%	3%	7%	7%	16%	13%
Tottenham Court Road, Charring Cross Road, New Oxford Street	7%	3%	3%	3%	7%	7%
Neighbourhood Centres (average)						
Neighbourhood Centres	7%	9%	9%	9%	9%	7%

Figure 2 - Percentage of vacant units in designated Neighbourhood Centres (2024 retail survey data)

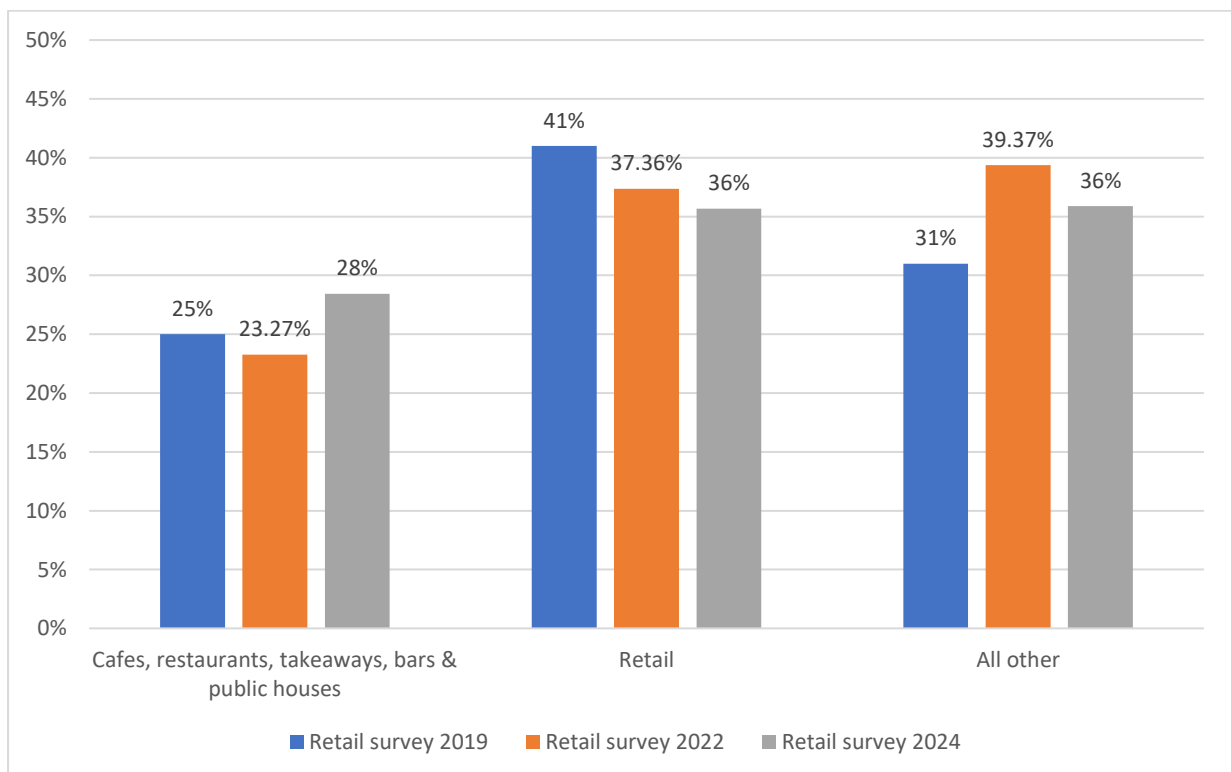


Town Centres and Shopping Indicator 2

Protecting and improving Camden's designated shopping centres.

- 4.7 The Council seeks to protect the vitality and viability of its centres through the application of the retail policies in the Local Plan and through the control of shopping and other town centre uses on protected frontages.
- 4.8 As stated in the introduction to this section, many proposals previously subject to planning control no longer constitute development, and therefore a planning application will not be required because both the existing and proposed uses now fall within Use Class E. This means that a retail shop could change into a café without the need for planning permission.
- 4.9 Figure 3 below uses data from the 2024 retail survey and shows the balance of uses between eating and drinking establishments, shopping (retail), and other uses.

Figure 3 – Proportion of retail, eating and drinking establishments in Camden's designated centres



- 4.10 The Council has also prepared an [evening and night time strategy](#), acknowledging the fact that the evening and night time economy is a significant part of Camden's economy and shapes the socio-economic and cultural experience and wellbeing of our residents, night workers, businesses, organisations and visitors.
- 4.11 Furthermore, the Council has prepared new guidance to support future development and investment in the Holborn Area and is in the process of preparing new guidance to support Camden Town town centre.

Town Centres and Shopping Indicator 3

Deliver an **additional 30,000 square metres of retail floorspace** in Camden from 2014 to 2031.

- 4.12 Local Plan Policy G1 Delivery and location of growth, seeks to meet Camden's objectively assessed need for approximately 30,000 square metres of additional retail floorspace over the Plan period to 2031. Policy TC1 Quantity and location of retail development sets out the Council's approach to the delivery of new retail uses, with a focus on growth areas; town centres; central London frontages; and neighbourhood centres.
- 4.13 Over the period from 2013/14 to 2022/23 a total of 37,338 net additional floorspace was delivered in Camden, comprising: 16,060 sqm retail; 2,200 sqm financial and professional services; 17,158 sqm restaurants and cafes; 22 sqm drinking establishments; and 1,898 sqm hot food takeaways.
- 4.14 Table 20 below sets out the proportion of retail floorspace completed, including gains and losses, for the main town centre uses (retail, financial and professional services, and food and drink) for monitoring years 2023/24 and 2024/25.
- 4.15 Where 'flexible uses' are identified, this relates to schemes which have been given permission for the building to be used as more than one specified use under Class E, meaning it can either change use or operate as more than one use without the need for further planning permission. The flexible uses completed in the monitoring period include the following applications:
- 2023/3436/P (67 Kingsway) for a comedy club (374sqm)
 - 2022/4942/P (34-38 Eversholt Street) for change of use from a nightclub (-568sqm) to a pub (568sqm (NB the new use is recorded under the sui generis (pub) column))
 - 2022/3086/P (28 Goodge Street) for a mixed use beauty salon/café (90.5sqm)

Table 20 – Town Centres Uses (retail, financial and professional services, and food and drink) – completions (net additional floorspace)(sqm)

Year	Class E (Retail)	Class E (Financial/ Professional)	Class E (Café/ Restaurant)	Sui Generis (Pub)	Sui Generis (Takeaway)	Flexible use
2023/24	677	205	0	0	38	6,493
2024/25	887	50	918	272	174	465

Chapter 5: Sustainability and Climate Change

- 5.1 The [Camden Local Plan 2017](#) aims to tackle the causes of climate change in the borough and supports measures to increase resilience to the effect of a changing climate. The Plan includes the following relevant policies:
- CC1 Climate change mitigation
 - CC2 Adapting to climate change
 - CC3 Water and flooding
 - CC4 Air quality
 - CC5 Waste
- 5.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to sustainability and climate change. It monitors progress in relation to eight indicators, which are set out below.

Sustainability and Climate Change Indicator 1

Achieve BREEAM Excellent on all non-residential development of 500sqm or more floorspace.

- 5.3 The Council requires all schemes to consider sustainable development principles from the start of the design process. BREEAM - Building Research Establishment Environmental Assessment Method) is a tool that enables us to assess the environmental sustainability of a development. Development can be awarded ratings of pass, good, very good, excellent, and outstanding.
- 5.4 Table 21 shows the number of major non-residential schemes requiring BREEAM certification and the rating awarded over the monitoring period. This data is difficult to obtain for all schemes within the policy threshold and, as such, Table 23 reports on major developments which are schemes of 10 or more homes, or 1,000sqm or more commercial floorspace.

Table 21 – Number of non-residential schemes requiring BREEAM assessment and rating awarded

Monitoring year	Pass	Good	Very good	Excellent	Outstanding	Total
2024/25	-	-	1	7	-	8

Sustainability and Climate Change Indicator 2

Development of 10 or more homes, or 1,000sqm, to achieve 35% reduction in carbon emissions below Part L Building Regulations.

- 5.5 Any new development in Camden has the potential to increase carbon dioxide emissions in the borough.
- 5.6 The London Plan 2021 requires all major development in London to be net zero carbon. Indicator 2 reflects London Plan policy SI2 'Minimising greenhouse gas emissions' for a minimum on-site reduction of 35% beyond Building Regulations.
- 5.7 On 15 June 2022, national building regulations were updated to enhance energy performance standards for new buildings through Part L 2021. The London Plan Energy Assessment Guidance explains how the policy should be applied now that the updated Building Regulations have taken effect. This means that on-site reductions of at least 35% must be achieved beyond the updated Building Regulations Part L 2021. The guidance expects major residential development to be able to achieve a 50% improvement.
- 5.8 Table 22 below shows the expected on-site carbon reduction against Part L of the Building Regulations for residential and non-residential schemes approved over the monitoring period.

Table 22 - Carbon reduction from approved schemes against Part L Building Regulations

	Residential (major)	Non-residential (major)
Carbon reduction	2024/25	2024/25
55% or more	0	2
45 – 54%	1	2
35 – 44%	1	2
25 – 34%	0	0
Below 25%	0	0
Total	2	6

Sustainability and Climate Change Indicator 3

Development of 5 or more homes, or 500 square metres or more, to achieve 20% reduction in carbon emissions from **on-site renewables**.

- 5.9 The Local Plan requires all developments involving five or more dwellings or that are 500 square metres or more of any floorspace (gross internal) to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. Applications also need to include details of on-site renewables, targeting a 20% reduction where it is feasible.
- 5.10 Table 23 below shows the number of schemes over the monitoring period achieving an on-site carbon reduction through renewable energy generation. This data is difficult to obtain for all schemes within the policy threshold. As such, Table 23 reports the percentage reduction from renewable energy generation in major developments which are schemes of 10 or more homes, or 1,000sqm or more floorspace. The table shows that some developments have not been able to meet the 20% on-site reduction through renewable energy generation. This is primarily due to there not being a sufficient amount of roof space available to deliver solar photovoltaics.

Table 23 – On site carbon reduction through renewable energy generation – Residential and non-residential (major)

Carbon reduction	2024/25 number of approved schemes
20% or more	4
10 - 20%	3
5 - 10%	0
Below 5%	1
Total	8

Sustainability and Climate Change Indicator 4

Reduction in the level of air pollutants identified in the National Air Quality Strategy.

- 5.11 The Camden Clean Air Action Plan sets out the Council's approach to improving air quality in Camden and the Local Plan 2017 includes policies to help achieve this, namely Policy CC4 (Air Quality).
- 5.12 An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the government's objectives for nitrogen dioxide (NO₂) and fine particles (PM₁₀). Exposure to fine particles is associated with a range of health impacts, including cardiovascular and respiratory diseases, and the PM_{2.5} component (fine particulate matter) is classed as carcinogenic.
- 5.13 Camden has committed to achieving the revised World Health Organization air quality guidelines (see [Camden Clean Air Strategy](#)) in response to scientific evidence about the impact of air pollution on health. The [Camden Clean Air Action Plan](#) contains Clean Air Outcomes which describe specific short and medium term interventions to improve air quality and protect public health in the borough.
- 5.14 Further information and data on air quality in the borough can be found in Camden Air Quality Annual Status Report, [available here](#). This shows that there has been an overall downward trend in annual NO₂ concentrations recorded over the last seven years at Camden's automatic monitoring sites and an overall downward trend in P₁₀ and PM_{2.5} concentrations since 2018, illustrating progress against the above monitoring indicator.

Sustainability and Climate Change Indicator 5

No net loss of open space.

- 5.15 Local Plan policy A2 'Open space' seeks to protect all public and private designated open space unless equivalent or better provision, in terms of quality and quantity, is provided within the local area. In addition to Camden's Local Plan open space designations, communities can protect open space through designating 'local green spaces' in a neighbourhood plan.
- 5.16 Designated open spaces and local green space can be viewed on [Camden Policies Map](#).
- 5.17 There has been no recorded loss of designated open space over the monitoring period 2024/25. In terms of the provision of new open space, the following

applications were approved over the monitoring period which, once completed, will provide new open space / play space –

- Land to the North of the British Library 2022/1041/P
- 55 Tottenham Court Road & 16-24 Whitfield Street 2023/3808/P
- 31 Daleham Gardens 2023/4241/P
- 100 and 100a Chalk Farm Road 2024/0479/P

Sustainability and Climate Change Indicator 6

No net loss in area and populations of biodiversity.

- 5.18 Natural habitats and species are protected by Local Plan policy A3: Biodiversity. This includes protection of the Hampstead Heath Woods Site of Special Scientific Interest (SSSI), Camden's only SSSI, and 39 Sites of Importance for Nature Conservation (SINC), which are graded into four categories according to spatial significance and quality. Camden also has four 'Local Nature Reserves' which host a variety of flora and fauna and provide opportunities for local communities to access and engage with nature.
- 5.19 To inform the preparation of the new Local Plan the Council commissioned a review of the borough's SINC's. The findings of this work can be viewed on the Council's website - [Review of sites of importance for nature conservation](#).
- 5.20 The Council's [Biodiversity Strategy](#) (2022) also contains measures to deliver biodiversity gains, and should be used to inform planning proposals
- 5.21 Over the monitoring period, there were no changes to any SINC's.

Sustainability and Climate Change Indicator 7

Safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site.

- 5.22 Camden has one waste management facility at Regis Road which continues to be safeguarded under Local Plan Policy CC5 Waste and the [North London Waste Plan](#). This is a civic amenity site, a recycling and reuse centre accepting both household waste and recyclable materials.

Sustainability and Climate Change Indicator 8

Reduce the amount of waste produced. Recycle and compost 50% of household waste by 2020 and aspire to achieve 60% by 2031.

5.23 Camden Local Plan Policy CC5 Waste seeks to make Camden a low waste borough and aims to reduce waste and increase recycling to meet London Plan targets. These targets have changed following the adoption of the London Plan 2021, which seeks to achieve a 65% waste recycling target by 2030.

5.24 The total local authority collected waste for Camden in the reporting period is set out in Table 24 below.

Table 24 – Household collected waste

	Total Local Authority collected waste (tonnes)	House - hold total waste (tonnes)	House - hold waste sent to recycling, composting or reuse (tonnes)	House - hold waste not sent to recycling, composting or reuse (tonnes)	% house -hold waste recycled	Non house - hold total waste (tonnes)	Non house – hold waste sent to recycling, composting or reuse (tonnes)	% of non-house- hold waste recycled
2022/23	93,390	55,483	15,356	40,127	28%	37,906	5,762	24%
2023/24	96,024	55,144	16,038	39,106	29%	40,881	6,424	24%
2024/25	73,008	51,836	14,379	37,457	28%	21,112	7,798	37%

Chapter 6: Transport

- 6.1 The [Camden Local Plan 2017](#) aims to promote sustainable travel choices with development prioritising the needs of pedestrians and cyclists. The Plan includes the following relevant policies:
- T1 Prioritising walking, cycling and public transport
 - T2 Parking and car free development
 - T3 Transport infrastructure
 - T4 Sustainable movement of goods and materials
- 6.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to Transport. It monitors progress in relation to two indicators, which are set out below.

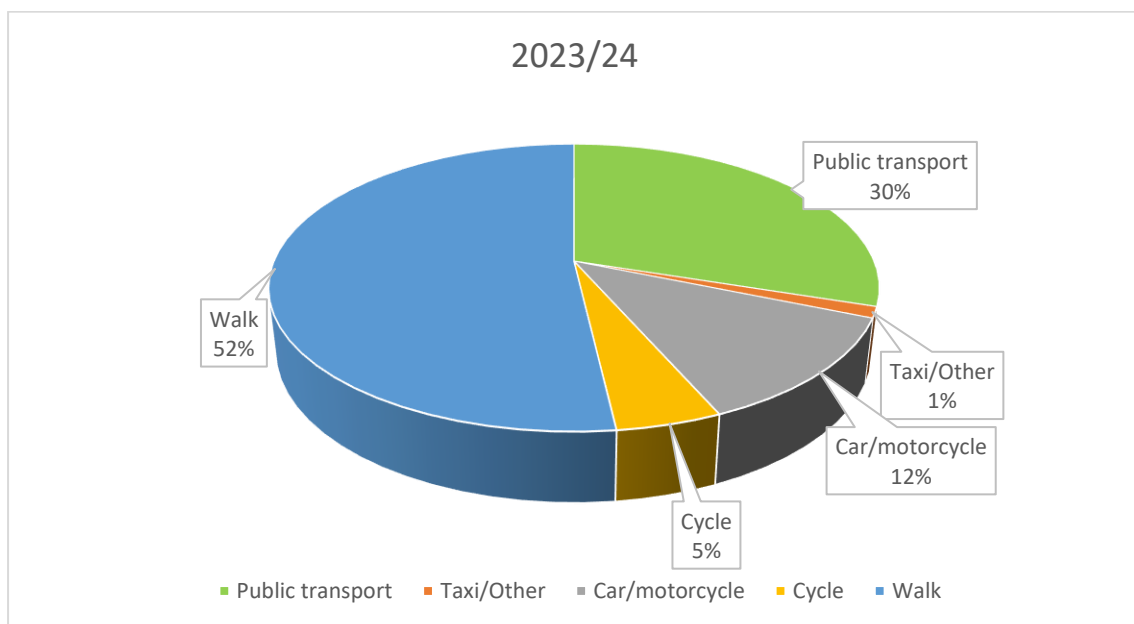
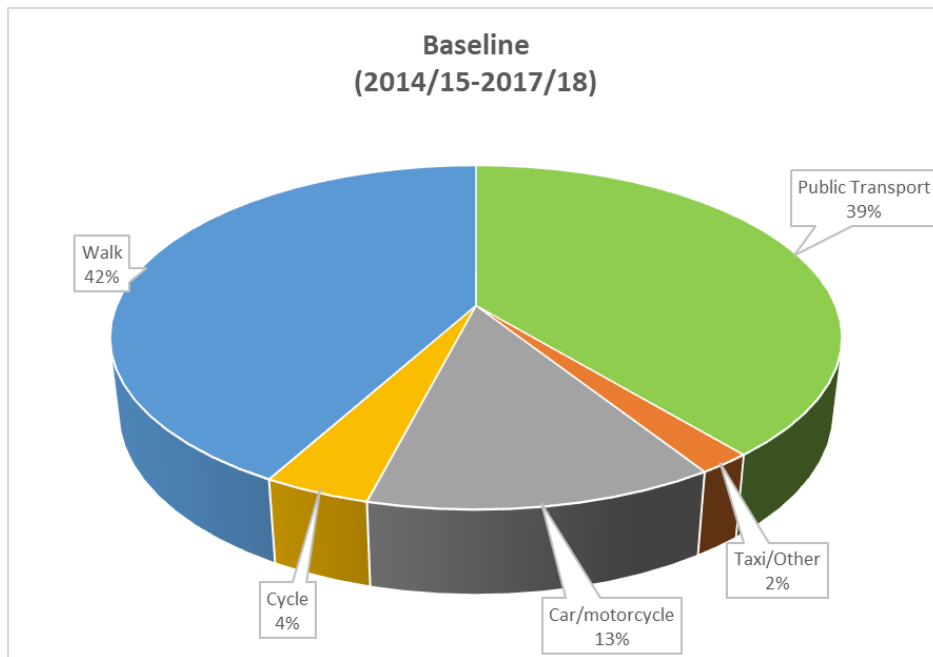
Transport Indicator 1

To promote sustainable transport for all and to make Camden a better place to cycle and walk around by:

- More than double cycling's proportion of total traffic flows from 9.7% in 2009/10 to 25% in 2019/20; and
- Reducing motor vehicle traffic.

- 6.3 Through the policies in the Local Plan, the Council aims to prioritise sustainable forms of transport such as walking and cycling and minimise the use of motor vehicles.
- 6.4 The [Camden Transport Strategy Annual Update 2025](#) summarises progress and challenges in delivering the Transport Strategy in the calendar year. Figure 4 below shows transport mode data for Camden. The charts show that travel by car or motorcycle has stayed the same, but the proportion walking and cycling has increased. The Annual Update states that further measures are therefore required to encourage and enable a further shift from inessential motor vehicle trips in the borough to healthier, more sustainable forms of transport.

Figure 4 - Transport mode data



6.5 The Council is also working to deliver a number of Healthy Streets projects in the borough, to make our streets safer for everyone. More information about the projects the Council's Transport Team are delivering can be found on our website [Making travel safer in Camden - Camden Council](#)

Transport Indicator 2

Increase the total number of bicycle parking spaces agreed in new developments.

- 6.6 To promote sustainable transport options and encourage cycling in the borough, the Council will seek to ensure that new developments provide accessible, secure cycle parking facilities, exceeding the minimum standards outlined within the London Plan and design requirements outlined within our supplementary planning guidance.
- 6.7 Cycle parking spaces are either provided on-site or funded through a financial contribution towards cycle parking in the borough. Table 25 below shows the number of cycle parking spaces secured on site or through financial contribution.

Table 25 - Number of cycle parking spaces secured

	Total	Visitor / Public (Sheffield stands)	Long stay (Cycle hangers)
2019/20	854	153	701
2020/21	2,172	585	1,587
2021/22	2,309	418	1,891
2022/23	2,068	429	1,639
2023/24	2,984	218	2,766
2024/25	3,523	303	3,220
Total	13,910	2,106	11,804

Chapter 7: Heritage

- 7.1 The [Camden Local Plan 2017](#) aims to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. The Plan includes the following relevant policies:
- D1 Design
 - D2 Heritage

- 7.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to Heritage. It monitors progress in relation to one indicator, set out below.

Heritage Indicator 1

Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually.

- 7.3 'Heritage at Risk' is listed buildings and structures that are in a poor condition and often vacant. They need repair and if vacant need to be put to a suitable use. The nationwide register of heritage at risk is maintained and published annually by Historic England, with a separate volume published covering London only.
- 7.4 Camden currently has 38 building and structure entries and 15 places of worship entries on the register.
- 7.5 In 2024, one entry, St Pancras Old Church, Pancras Road, was removed from the register because the building was brought back into use. One entry was added to the register, Church of St Michael, South Grove, Hampstead, because of immediate risk of further rapid deterioration or loss of fabric. There is a scheme of repair in preparation.
- 7.6 In 2025, eight entries were added to the register. Seven of these relate to the Hill Garden structure in Hampstead and one relates to Elm Lodge in Hampstead. No entries were removed.
- 7.7 The Heritage at Risk Register for London is available to view here - [Annual Heritage at Risk Registers and Maps | Historic England](#)

Chapter 8: Basements

- 8.1 The [Camden Local Plan 2017](#) aims to ensure schemes for basement development in the borough do not cause harm to the amenity of neighbours and do not cause ground instability or flooding. The Plan includes a specific policy on basements (Policy A5).
- 8.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to basements. It monitors progress in relation to one indicator, set out below.

Basements Indicator 1

Ensuring that development incorporating the excavation of basements and lightwells addresses impacts on local drainage and run-off.

- 8.3 In determining proposals for basements and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. This requires applicants to submit information to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity.
- 8.4 Over the monitoring period 53 applications were approved which proposed basement excavation. These all included Basement Impact Assessments that were independently audited as part of the assessment and which considered issues surrounding flooding and drainage.
- 8.5 Sustainable Drainage Systems (SuDS) are low environmental impact approaches to drain away surface water run-off through collection, storage, and cleaning before slow release back into the environment. They are intended to prevent flooding, pollution, and contamination of groundwater.
- 8.6 The [Sustainable Drainage Systems in planning applications](#) webpage provides further information on policy requirements and advice on drainage.

Chapter 9: Infrastructure Delivery

Infrastructure needs and progress

- 9.1 Local Plan policy G1 'Delivery and location of growth' sets out how the Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet identified needs.
- 9.2 Appendix 1 of the Local Plan 2017 identifies a range of infrastructure required to support the delivery of the development identified in the Plan. As part of the review of the Local Plan, we have produced an Infrastructure Delivery Plan (IDP), to reflect our updated infrastructure priorities. The purpose of the IDP is to assess the current level of infrastructure provision in Camden, and identify known projects and future needs, to support the delivery of the Local Plan. The IDP is available to view on the [Council's website](#).

Community Infrastructure Levy

- 9.3 The Community Infrastructure Levy (CIL) is a charge collected from new developments, which funds facilities such as:
- transport
 - education facilities
 - medical facilities
 - sport, recreation and open spaces.
- 9.4 The Camden CIL is spent as follows:
- 70 per cent on strategic projects across Camden
 - 25 per cent on local projects
 - 5 per cent on administration costs.
- 9.5 The [Infrastructure Funding Statement 2025](#) report looks at income and expenditure from the Community Infrastructure Levy (CIL) and Section 106 (s106) agreements in Camden for the financial year and gives an indication of future spending priorities.
- 9.6 [A CIL and Section 106 Annual Report](#) is published every year. It summarises annual income and expenditure for the last financial year. It also gives details of proposed future spending of Section 106 funds.

Planning obligations

- 9.7 A Planning Obligation is a legal charge on land which aims to mitigate the impact of development. It is also known as a Section 106 or S106 Agreement (from section 106 of the Town and Country Planning Act 1990).
- 9.8 Table 26 below shows the total amount of money collected under any planning obligation which was received and spent during the reported year. Further information on the expenditure of S106 contributions [is available here](#).

Table 26 - S106 Financial Activity

S106 Financial activity		
Monitoring year	Total amount of money under any planning obligation received in monitoring year	Total amount of money under any planning obligation which was spent by the authority
2019/20	£9,317,358	£3,132,745
2020/21	£2,995,471	£14,683,364
2021/22	£9,489,387	£30,317,653
2022/23	£17,529,844	£2,022,043
2023/24	£23,105,510	£5,033,100
2024/25	£43,184,316	£23,880,677