

Addendum to the Statement of Common Ground between the London Borough of Camden and Barnet

December 2025

Introduction

This is an addendum to the Statement of Common Ground signed by the London Borough of Camden and London Borough of Barnet on 2 October 2025.

In London, planning and co-operation on strategic matters, to be addressed through compliance with the duty to co-operate, are generally covered by the London Plan, with more locally specific matters covered in local plans. Camden and Barnet both actively engage on the preparation of the London Plan. The London Plan is part of the development plan for all planning authorities in London and Local Plans prepared by London boroughs are required to be in general conformity with it.

Given this, it is considered that the main strategic matters to be addressed through the Duty to Cooperate for the London Borough Camden and the London Borough Barnet are:

- housing need
- meeting the accommodation needs of Gypsies and Travellers
- tall buildings.

Waste is also considered to be a strategic matter for both boroughs and Camden and Barnet co-operated on this matter as part of the preparation of the North London Waste Plan (NLWP), which was adopted in 2022. The NLWP sets out the planning framework for waste management in the boroughs up to 2037.

The London Borough of Camden has engaged with the London Borough of Barnet in an appropriate, proportionate and effective manner throughout the preparation of the Local Plan, providing an opportunity for strategic matters to be discussed, and concerns in relation to the Plan to be addressed. Appendix 1 sets out agendas and notes of duty to co-operate meetings held between the boroughs since 2019.

The London Borough of Barnet are satisfied that the Duty to Co-operate has been met in relation to the preparation of the Camden Local Plan and there are no unresolved matters between the two boroughs.

Signatures

Both parties agree that this Statement is an accurate representation of matters discussed and issues agreed upon. We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters that has been undertaken between the London Boroughs of Camden and Barnet. The authorities will continue to work collaboratively to address cross-boundary issues and to meet the duty to cooperate.

LONDON BOROUGH OF CAMDEN

Name: Rebecca Burden

Position: Development Plans Manager

Date: 4 December 2025

LONDON BOROUGH OF BARNET

Name: Joe Mari

Position: Principal Planning Policy Officer

Date: 4 December 2025

Appendix 1 – Minutes of Duty to Co-operate meetings held between the London Borough of Camden and the London Borough of Barnet

Camden and Barnet Duty to Co-operate Meeting

31 January 2019, 3pm - 4.30 pm

Camden offices, 5 Pancras Square

Agenda

1) Update on Local Plans

- Statements of common ground / memorandums of understanding

2) London Plan

3) Housing matters

- overall need and London Plan target
- Housing Delivery Test
- affordable housing
- gypsies and travellers
- other specialist housing needs including self-build register
- empty homes

4) Neighbourhood Planning

5) Article 4 Directions

6) Local cross boundary issues.

7) Any other cross boundary strategic matters

Camden and Barnet Duty to Co-operate Meeting

31 January 2019, 3pm - 4.30 pm

Camden offices, 5 Pancras Square



Update on Local Plans

Barnet

- Reg 18 draft due to go to committee in April - includes allocations. Further work needed before it is approved.
- London Plan target is 46,000 homes over 15 years (30% increase). Did a SHMA as evidence for the local plan which came up with similar figure.
- Local Plan growth areas are focussed on town centres / major thoroughfares including A5 corridor, e.g. Brent Cross, Edgware, Colindale, Cricklewood, North Finchley. Also growth round stations - West London orbital is coming.
- Cricklewood is now a growth area - 1000 new homes. Pre-apps are happening already. Barnet intend to do a masterplan but no timescale for this yet - the boroughs will need to work together on this.
- Brent Cross numbers haven't changed - although circumstances (e.g. retail) have changed since permission granted.
- Barnet are also considering controls on shisha bars, relaxation of shopping frontage controls, meanwhile uses in town centres, conversions to residential, protection of HMOs and policy on basements.

Camden

- Ongoing update of supplementary planning guidance following adoption of Local Plan being done in two phases - consultation has taken place on second phase documents.
- Started work on site allocations plan - aiming for consultation on draft in the summer.

London Plan

- Barnet are attending the London Plan EIP for estate regeneration and car parking matters. They are also part of the West London Alliance for housing numbers.
- Camden are attending on opportunity areas, CAZ and various housing matters including traveller provision.

Housing matters

- Housing Delivery Test - Barnet will deliver less than 85% of their target.
- Camden's performance will depend on what criteria the government ultimately use - have delivered c99% of local plan target over last few years.
- Camden had significant interest for people wanting to be on the self build register. Have introduced a 2 part register, a local connections test and charge. Barnet have not had that much interest, around 50 entries on register, and do not charge.

- Barnet have no identified gypsies and travellers need as have no existing pitches, and have not commissioned a needs assessment. Camden have existing pitches and an identified need.

Neighbourhood Planning

- Barnet - re-designation of Mill Hill NF is due
- Camden - Hampstead Plan has been adopted. Dartmouth Park NP has been submitted. A number of other forums are progressing with their plans.
- Discussed the issue of providing a housing figure for neighbourhood plans in local plans. Camden's Local Plan pre-dated the guidance on this.

Article 4 Directions

- Barnet have done an article 4 on B1a/c/B8 to residential and one for HMOs
- Camden introducing one for office to res in CAZ, already have one for other parts of the borough. Also have directions for basements, B1c and laundrettes to C3, and A1 to A2.

Other cross boundary strategic matters -

- Submission draft of NLWP has been signed off by both boroughs. Final borough to approve is Haringey.

Camden and Barnet Duty to Co-operate Meeting

28 April 2021

Agenda

1. Update on Local Plans
2. London Plan
3. Planning reforms (Class E, PD, design codes etc)
4. Housing delivery and land supply
 - Gypsy and Travellers
 - First homes and affordable home ownership
 - Other specialist housing including self build
5. Neighbourhood Plans
6. Article 4 Directions
7. Any other cross border strategic matters
8. Statement of Common Ground
9. Any other business

Camden - Barnet Duty to co-operate meeting notes

28 April 2021

1. Update on Local Plans

Camden

- Site Allocations Local Plan – Reg 18 consultation Feb/March 2020 - GLA response limited – focused on industry
- Reg 19 later this year
- Have been updating Camden Planning Guidance SPDs – around 24-25 documents, so updating in parts
- NLWP – progress being made
- Euston Area Plan – starting to update

Barnet

- Local Plan Reg 18 consultation early 2020 - aiming to consult on Reg 19 over the summer
- Have PINS advisory visit
- Main issues is housing numbers - no green belt release. – emerging issue with tall buildings, lots emerging in town centres, along A5 and at Cricklewood
- Issues with some town centre uses - adult gaming, shisha bars
- Not setting heights for individual sites – have identified whether sites are suitable for something tall or something very tall, where very tall is 15+, and maximum is 28 storeys
- Viewing corridors was an issue for Brent's inspector.
- GLA – light touch response at Reg 18.
- Commissioned a stage 2 SFRA in response to Env Agency comments
- 2 SPDs – town centre Edgware – Hendon / Middlesex Uni

2. London Plan

- Decision on further review will take place after Mayoral election.
- Barnet having been having a lot of committee overturns, but not being called in by Mayor.

3. Planning reforms (Class E, PD, design codes etc)

- Both boroughs responded to the white paper. Camden responded to other consultations. Barnet did not but is part of West London Alliance who respond.
- Barnet considering response to Class E PD. May need to consider Article 4 for town centres. West London Alliance are commissioning research. Barnet will send scope document
- Do not have design codes but are looking at doing design guidance with high level principles. Updating Design policy to reflect national position.
- Were told they cannot have policy and mapping for areas of special advertisement control.

- Camden likely to try to introduce as much coverage of Article 4s for Class E PD as possible. Replace existing office and light industry directions and widen to cover high streets.
- Do not think Design Codes will really work in Camden. Did bid to be a pilot but were not successful.

4. Housing delivery and land supply

- Camden does not have 5 year land supply and has to have a 20% buffer zone.
- Barnet does have a 5 year supply, due to big approvals and allocations.

Gypsy and Travellers

- Camden has existing pitches and a identified need.
- Barnet no existing pitches and no identified need (ORS study). Have some unauthorised sites and may need to deal with transit. Had an objection for G&T to plan so may be an issue at examination. Barnet will send link to west London study.

First homes and affordable home ownership

- Barnet – not addressed yet in Local Plan policy - would consider it as part of affordable housing. Not discussed with members yet. Keen on home ownership for younger people
- Family homes is an issue for both councils.

Other specialist housing including self build

- Barnet site allocations do not specify anything. Council are bringing forward Build to Rent.
- Are getting high-end extra-care – very little variety, still most 2-bed owner-occupier.

Basements

- Barnet have new basement policy
- Some neighbourhood plans in Camden have a basements policy.

5. Neighbourhood Plans

- Barnet – No adopted NP but one proceeding to referendum in July. West Finchley would like to produce their own design code.
- Mill Hill are trying to establish a forum, but they are not demonstrating how representative they are. There are two opposing groups
- Camden have five adopted plans and two about to go to referendum. (Camley St at same time as Mayoral election, RedFrog in July)
- RedFrog commissioned a design code.

6. Article 4 Directions

- Covered above

7. Any other cross border strategic matters

- Cricklewood is a growth area.
- A5 corridor including Cricklewood identified suitable for tall buildings
- Brent Cross separated into Brent Cross town and Brent Cross north – the town is lead by the Council, north is dependent on Hammerson.
- 1,000 home development on former B&Q - application to be determined

8. Statement of Common Ground

- Barnet do not have any existing ones except Brent. Will address SoCG after Reg 19 in Autumn.
- Camden have a few – we will send Islington one as an example.
- Agreed best approach is a two borough SoCG rather than having a single SoCG for all.

9. Any other business

- Barnet have an upcoming viability workshop
- Discussed 'virtual' consultation methods. Camden has used commonplace for several recent consultations – good for early stages but not suitable for Reg 19.

Camden and Barnet Duty to Co-operate Meeting

20 September 2023

Agenda

1. Update on Local Plans
2. London Plan
3. Planning reforms (Class E, PD, design codes etc)
4. Housing delivery and land supply
 - Gypsy and Travellers
 - First homes and affordable home ownership
 - Other specialist housing including self build
5. Neighbourhood Plans
6. Article 4 Directions
7. Any other cross border strategic matters
8. Statement of Common Ground
9. Any other business

Camden and Barnet Duty to Co-operate Meeting - Notes 20 September 2023

Update on Local Plans

Barnet

- Examination ongoing. Produced over 100 examination notes and consulted on them.
- Have post hearing letter. Consultation on main mods to come.
- Inspector's focus was on consistency and conformity with the London Plan and national guidance. Recommended lots of references to the London Plan were added.
- GLA considered the plan was in general conformity but the Inspector said it was ultimately his decision.
- Inspector moved anything without planning permission out of first 5 years of housing trajectory.
- On sites, the Inspector looked at justification for use and density, and deliverability.
- Overall, happy with the changes to the Plan.
- 15 year plan period runs from 2021 so needed to commit to an early review.

Camden

- Combining review of Local Plan 2017 with the Site Allocations review already commenced. Aiming for Reg 18 consultation at start of 2024.
- Big issues are climate change, net zero, carbon impact of demolition, inclusive economy, housing supply/London Plan target, housing and Knowledge Quarter
- Looking to include a capacity-based target after 2029, taking account of the SHLAA

Planning reforms (Class E, PD, design codes etc)

- Camden will be submitting a short response based on previous consultation responses. Many parts of current consultation not relevant to the borough. Focus is on Local Plan.

Housing

- HMOs is increasingly big issues for Barnet - started seeing them as more positive but concentration is an issue
- Barnet have no Gypsy and Travellers sites or identified need. Camden has two sites and identified need for additional pitches.

- Barnet have largest number of specialist older peoples homes in London.
- Discussed first homes and build to rent

Neighbourhood Plans

- Less activity recently but forums in Camden remain active
- Kilburn NF will be consulting on their plan shortly.

Any other cross border strategic matters

- Issues with London Datahub.
- Barnet have problems with under-recording of completions
- Camden also have issues with data gaps, inconsistent outputs provided by GLA, and absence of any data other than housing.
- Barnet would be happy to share information from discussions with West London Partnership.

Any other business

- None

Camden and Barnet Duty to Co-operate Meeting 4 July 2024

Agenda

1. Update on Local Plans
2. Housing delivery and land supply
 - Meeting our housing needs
 - Gypsy and Travellers
 - First homes and affordable home ownership
 - Other specialist housing including self build
3. Neighbourhood Plans
4. Any other cross border strategic matters
5. Updating the Statement of Common Ground

Camden and Barnet Duty to Co-operate - Notes of Meeting

4 July 2024

1. Update on Local Plans

Barnet

- Recently finished consultation on main modifications.
- Examination was a long process. Plan was submitted in Nov 2021 with hearings in Sept 2022.
- Inspector's report is expected in October. Looking to adopt late this year or early next.
- Have committed to partial early review within a year of adoption - will look at strategic policies, housing numbers etc.
- The main outstanding issue is tall buildings. GLA have said the the plan is not fully compliant with London Plan D1 Tall Building but only raised the issue late in the process.
- Agreeing modifications was time consuming. Had two Inspectors who have been very detailed about what they want.
- It can be difficult to keep track through the process so good record keeping is important so there is a clear trail of reasons of mods etc.
- Inspectors required more alignment with the London Plan than was expected.
- Changes included removing secondary retail frontages. This was proposed by Barnet rather than the Inspectors.

Camden

- Consulted on Reg 18 draft Local Plan earlier this year - considering the consultation responses and amendments.
- Aiming to take proposed submission version for approval in November, with aim to consult Dec – Jan 2025 and submit before summer 2025 deadline.
- Also updating the Euston Area Plan - similar timetable to Local Plan

2. Housing delivery and land supply

- Camden Local Plan has a capacity based housing target of 11,550 homes over plan period 2026 - 2041. The target rolls forward 3 years of the London Plan target, then is capacity based.
- The Plan is not going to meet the full need so under the duty to co-operate Camden will formally be asking neighbouring boroughs if they can assist
- Barnet are on course to meet their housing target but has been getting more challenging.

Gypsy and Travellers

- Camden is using the new GLA Londonwide assessment. It is unlikely that Camden will be able to identify enough sites to the meet identified need so, under the duty to co-operate Camden will formally be asking neighbouring boroughs if they can assist in meeting their need for gypsy and travellers accommodation.

- Aecom are doing site assessment work for Camden. One site mentioned as a possible location is Westcroft Way estate, which is owned by Camden but in Barnet. Camden will let Barnet know if it is being progressed further.
- Barnet have own assessment which identified no need but the GLA study is likely to identify some need.
- West London Boroughs have been raising concerns about how the GLA study figures were calculated.

3. Neighbourhood Plans

- Camden - Kilburn looking to submit their neighbourhood plan shortly. Hampstead are doing an update to their adopted plan. A number of forums are looking to be redesignated.
- Barnet - neighbourhood planning has been quiet for a while. They only have one plan at West Finchley.
- Neither Council specifically monitor neighbourhood plans. Some forums do - Hampstead in particular.

4. Other cross border strategic matters

- Brent Cross Cricklewood development is finally underway.
- Cricklewood town centre is an identified growth area in the Barnet Local Plan. There is reference to working with Camden and Brent on a framework but no plans to process it at this stage.
- Barnet have recently approved over 1,000 homes at Cricklewood Broadway retail park.
- West London Orbital – proposals include a platform at West Hampstead. Does not have a big impact on the boroughs' local plans. Will increase PTAL in Barnet but will not happen within the plan period.

Annual Monitoring

- Camden have published monitoring up to 2022/23 and will do 2023/24 before submission.
- Barnet have not published an AMR for a while due to the local plan examination / availability of resources.
- They have updated indicators in the new plan - Table 24 in Chapter 12. Inspectors were interested in the indicators and wanted more detail included.

5. Updating the Statement of Common Ground

- Agreed to update prior to Camden's Reg 19 consultation.

6. Any other matters

- Barnet have been preparing two SPDs - Designing for Density and Sustainable Design - and plan to consult and adopt as soon as possible.
- North London Waste Plan - Camden have again commissioned the monitoring of the Plan. No review is currently planned.

LBC Euston Team and Barnet Duty to Co-operate Meeting

14th July 2025 2pm - 3pm Via MS Teams

In attendance:



Agenda

- 1) Update on Euston Area Plan and context and history
- 2) Previous consultation
- 3) Changes to EAP strategies
- 4) Building Heights
- 5) Viability
- 6) Next steps

Camden presented an update on their work to date, noting the evolving and confidential nature of some of the inputs to the EAP, the presentation is summarised below.

Update on Euston Area Plan

- LBC recapped on the aims of the EAP and timeline of work since it was adopted in 2015.
- The update to the EAP is being developed alongside work by Lendlease, HS2 and Network Rail to consider how development can come forward in the context of a campus wide approach to Euston.
- Much of the development capacity is on land created by the redevelopment of the stations and tracks. In order to reduce costs and complexity, HS2 Ltd. are seeking to reduce the amount of decking providing resulting in less developable land available particularly for residential development.

Previous consultation

- Reminder of previous consultations took place in 2023 (Regulation 18) and a supplementary “direction of travel” consultation took place in 2024 following Government announcements about Euston and a pause in updating the EAP while awaiting the outcome of the reset to work

Changes to EAP strategies

- Camden presented updated work in progress illustrative diagrams for Principle Strategies and character areas. There is a greater focus on Knowledge economy uses and the amount of homes has reduced due to less enabled land.
- Barnet keen to understand if there are likely to be any cumulative impacts for Barnet from the Transport provision.
- In response to queries Camden confirmed: We will be seeking open space provision which mitigates for the spaces lost through HS2 construction (to be provided through the HS2 Act and supporting environmental regulations) and separately for open space to meet the needs of the new development in line with Development Plan policies.
- Detailed Design Codes would be required for Camden Cutting and Euston Station and Tracks areas.

Building Heights

- Camden presented work to explore additional height and the impact on LVMF and local views.
- Updated definition of a tall building in line with the Local Plan (40 metres in CAZ and 30 metres elsewhere) and additional locations identified for tall buildings including locations on Euston Road.
- Barnet to check with their Conservation team whether there are any views or areas like Hampstead Garden Suburb that would be affected by any tall buildings at Euston (if specific views of concern then LBC may be able to model in View City)

Viability

- Camden set out that the viability assessment concentrates on the station where there are extraordinary costs, relying on Local Plan assessment for non-station sites.
- Camden confirmed that funding for stations is uncertain but that following Government announcements, it is likely to come from a combination of private financing with additional public funding to make up the shortfall.

Next steps

- Cabinet decision on submission draft programmed for November 2025 with Reg 19 submission draft consultation in December 2025
- Agreed to update Statement of Common Ground as necessary
- Camden offered another meeting if helpful following any further requests from Barnet re views etc..

Notes shared following the meeting summarised briefly the strategic and non-strategic issues discussed:

- Strategic views (Barnet to share any specific views of interest in particular Hampstead Garden Suburb and Camden to explore if they are able to generate views). *No further comments received.*

- Transport and possible impact on Barnet's roads and public transport. *These were expected to be limited from the direct impact of the EAP, wider funding decisions by TFL are separate to the EAP update.*
- Housing - Euston team explained the reduction in the number of housing units due to amount of land enabled.

Other issues discussed:

- Open space - Euston team set out that the EAP update seeks to ensure that lost open spaces are reprovided and new spaces are provided. Design codes
- Euston team confirmed that design codes would be for development associated with the station

Camden and Barnet Duty to Co-operate Meeting

3 September 2025 12pm

Agenda

1. Update on Local Plans
Reg 19 consultation response
2. Housing delivery and land supply - Duty to cooperate request
Meeting our housing needs
Gypsy and Travellers
First homes and affordable home ownership
Other specialist housing including self build
3. London Plan
4. Planning reforms
5. Neighbourhood Plans
6. Strategic Infrastructure requirements
7. Any other cross border strategic matters
8. Updating the Statement of Common Ground
9. Any other business

Duty to Co-operate meeting - Camden and Barnet

3 September 2025

Attendees:



Update on Local Plans

Camden

- Reg 19 consultation closed in June. Aiming to submit in October, with examination hearings in the new year.
- Barnet submitted a response including on transport impacts. This matter was not raised in previous Statements of Common Ground or duty to co-operate meetings.
- Camden explained its approach to car free development and sustainable transport, which aims to reduce traffic.
- The issue can be picked up in the updated Statement of Common Ground.
- Euston team met with Barnet recently about the Euston Area Plan.

Barnet

- Adopted their Local Plan in March. The legal challenge did not proceed.
- The main issue was development at Edgware. Has now been through Planning Committee.
- Producing a planning obligations SPD and a Sustainable design and construction SPD
- Have committed to an early plan review next year, will include consideration of Gypsy and Traveller pitch provision.

Gypsy and Traveller accommodation

- Barnet has no identified need for Gypsy and Traveller accommodation in current local plan but the emerging Londonwide needs assessment identifies a pitch requirement.
- Camden Local Plan requirement is based on the Londonwide assessment. Two sites are allocated in the local plan.
- Camden have written to all London Boroughs under the Duty to Co-operate on this.
- The GLA have raised the issue as a potential general conformity matter.

Housing

- Camden's housing target did not change in the Reg 19 plan. Have had general conformity objection from GLA. Have a meeting with them shortly.
- Camden have written to all London Boroughs under the Duty to Co-operate on 5 year land supply. No positive responses.
- LAND4LDN - both boroughs have experienced issues - poor data from PLD
- Camden are not getting a lot of general housing applications, but are getting a lot of student schemes and hotels

- Barnet are getting some large residential schemes, and some student housing. Has been a lot of interest in build to rent.

London Plan

- No matters raised

Planning reforms

- The boroughs submitted comments on recent informal consultation.

Neighbourhood Plans

- Camden - Kilburn Neighbourhood Plan at examination. Hampstead have had an update adopted.
- Barnet - No current activity.

Strategic Infrastructure requirements

- Both councils responded to Tower Hamlets Duty to Co-operate letter re Waste

Any other cross border strategic matters

- A5 corridor – has not been raised as an issue by TfL or any other consultees

Updating the Statement of Common Ground

- Camden are updating prior to submission and will send a draft shortly. Sign off needed before start of October.
- Euston plan is being taken forward separately to the Local Plan and there will be a separate update to the Statement of Common Ground prior to the EAP being submitted for examination.