

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

November 2025

Introduction

This is an addendum to the Statement of Common Ground signed by the London Borough of Camden and the City of London on 11 September 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 the City of London 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 City of London are:

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

The London Borough of Camden has engaged with the City of London 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 2018.

The City of London is 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 Borough of Camden and the City of London. 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

Signature: R. Burden

Date: 27 November 2025

CITY OF LONDON

Name: Rob McNicol

Position: Assistant Director – planning policy & strategy

Signature: 

Date: 27th November 2025

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

Duty to Cooperate Meeting - Camden and City of London

15 November 2018

Camden 5 Pancras Square

Agenda

1) Update on Local Plans

- Statement of common ground / memorandum 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) CAZ Strategic functions – offices culture tourism

5) Neighbourhood Planning

6) Article 4 Directions

7) Local cross boundary issues.

8) Any other cross boundary strategic matters

Duty to Co-operate meeting - Camden and City of London

15 November 2018

1) Update on Local Plans

- City launched Reg 18 plan consultation this week – no site allocations.
- Consultation till end of Feb – 12 weeks. Members keen on full engagement. Transport strategy at same time. Key issue Bank junction from taxi drivers. Reg 19 expected September and submit before end of 2019
- Key issues - approach similar but tried to strengthen policy wording, zero carbon, traffic reduction, air quality, excellent BREEAM. on site affordable housing in housing schemes (target increased from 30% to 35%, off-site contributions from office schemes), and culture element is being strengthened. Office remains primary use, with expanded tall building cluster.
- Plan identifies strategic policies and DM policies.
- Not done a viability assessment yet, there will be a full Plan viability assessment before the next stage. SPD figure for payment in lieu very out of date so need to review.
- Not produced any Statement of common ground / memorandum of understanding yet but likely to report to committee regarding governance structure early in new year. Maybe topic based or altogether with appendices to be determined.
- Camden – Site allocation plan – in early stages at the moment and looking to consult on a draft next summer 2019.
- Initial work on review of Local Plan likely to start by end of 2019.
- CPG updates – consultation started on phase 2 documents and will close 11 Jan 2019. Includes one on Trees, which was influenced by the City's best practice advice. No concerns from City regarding this.

2) London Plan

- Camden have 7 slots at examination in public - CAZ, small sites, affordable housing, gypsy and travellers, accessible homes, opportunity area numbers, regeneration
- City - 4 slots - CAZ, tall buildings, design, (no review panels for tall buildings), digital issues.

3) Housing matters

- City housing target is 146. Gone up by 5. Is higher than the government figure and SHMA. Won't be asking any borough to take any unmet need.
- City - Will struggle to meet the housing delivery test – below 75%. 500 under construction but will not be completed before test is applied. Likely to need to do action plan. Delivery is lumpy so will meet test in some years and not in others.
- City - Affordable housing may be an issue, City estates are in other boroughs and 700-900 affordable are needed across their estates over 10-15 years. Do not think there are any in Camden. City are also looking at their other land ownerships to meet needs.
- City is not encouraging affordable home ownership

- Camden – depends on which HDT figure the government use, likely to need action plan too.
- Gypsy / Traveller approach – no need in City, expect to submit a statement to this effect when the plan is examined. Raised whether the City have looked at Census data as there are relevant categories and Camden were asked about at examination. Camden's census number was significantly higher than existing site occupiers or assessed need. Camden's need assessment up to 2031 is for 16 traveller pitches. Camden will have to ask neighbours if can help deliver. Hope to meet some need but not all.
- City self build – about a dozen on one part register
- Camden – had approx 500 on one-part register, but have now introduced fees and eligibility tests to assess applicants.
- City – empty homes are an issue. Think they have around 1400 second homes, a lot of short-lets and a lot of under-occupancy. City are happy to approve new development of managed short-lets, but policy resists changes of existing residential to short-lets.
- Camden – short lets are an issue, but do not have resources in enforcement to deal with this specifically.

4) CAZ Strategic functions – offices culture tourism

- City consider the overall London plan target for office space - 3.5 million sq m - is probably too low. Have asked to appear on CAZ discussion at London Plan examination. Islington want more offices. Camden's approach is mixed office and housing still.
- Camden is concerned that in the London Plan, office development is the priority everywhere in CAZ and overrides the specialist areas.
- Target is 2 million up to 2036 across CAZ. 1.4 million sq m (gross figure) is in pipeline already so think the overall London Plan figure is probably too low.
- Culture – culture mile between Moorgate and Farringdon Smithfield. Museum of London moving to Smithfield end. Thinking more about creative industries. Application for museum not in yet.
- City - Are Camden bidding for creative enterprise? - maybe around Hatton Garden

5) Neighbourhood Planning

- City - No forums.
- Camden – interest remains high – 4 made plans. Dartmouth Park and RedFrog plans could be at examination next year.

6) Article 4 Directions

- City – b1 to c3 non immediate Direction confirmed in May – comes into effect May 2019
- Camden notified on CAZ but not confirmed just yet, expected shortly, have also done laundrettes, A2 – A1 and light industry directions.
- Will consider additional ones if the consultations from government comes into effect regarding town centres.

7) Local cross boundary issues

- City - Holborn is a 'retail link' for CoL, no CAZ frontages. Looking to create cultural spine, leisure and retail uses along it.
- There are not any local policies for legal cluster, but City are promoting a super-court for cyber-crime
- Camden - LBC Hatton Garden policies do not protect all jewellery space, but provides some dedicated workspaces and prevents it disappearing

8) Any other cross boundary strategic matters

- LVMF - Protected views – look at in statement of common ground

Duty to Cooperate Meeting - Camden and City of London

23 July 2020

Agenda

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

City of London – LB Camden Duty to Co-operate meeting

23 June 2020



Local Plans

City

- Local Plan consultation took place in winter 2018-19. Have now got a proposed submission draft Reg 19 approved by members. Consultation was delayed due to the pandemic but is now expected to start in Sept.
- Are working on the evidence base.
- Advisory meeting with PINS (on Teams) next week
 - queries about Covid and office growth from some Members
 - PINS published guidance indicates there may be a need to verify or refresh evidence over 2 years old
 - will also discuss SoCG – is one needed with GLA? - and the duty to co-operate
 - have agreed four SoCG where others requested, with Westminster, Islington, Southwark, Lambeth
- Westminster say that with hindsight they would not seek a single statement for all parties
- LBC and City think Islington approach - with an SoCG between two parties - is better.

Camden

- Site Allocations consultation extended into lockdown
- Looking at 2nd Reg 18 consultation on focused changes in Oct, and Reg 19 early next year
- Will also look at 'soft scoping' of Local Plan at end of 2020 / early 2021
- Site Allocations includes Knowledge Quarter Innovation District overarching policy for all of borough south of Camden Goods Yard
- The Holborn Vision area framework has been consulted on. Intention was to amend to reflect liveable neighbourhood work but funding for that has now been pulled by TFL
- NLWP is at examination, hearings completed, awaiting proposed mods
- Also starting to update the Euston Area Plan

Housing matters

Overall need and London Plan target

- City propose to meet the London Plan target, but supply is drying up. Little recent interest in residential - a lot of interest in hotels. Will not be asking any borough to take unmet need.
- Camden hope to demonstrate 5-year supply - pipeline is challenging and in longer term dependent on Euston.

Housing in the CAZ – Camden's Policy H2

- London Plan – weight for offices in CAZ - might neighbouring boroughs have an issue with non-delivery of offices if Camden's policy seems restrictive?
- City are not aware of an issue
- City also have some difficulty with London Plan position, no housing allowed in the core of the City (which City supports). Whole of the authority is in the CAZ but still required to meet London Plan housing target.
- Both boroughs agree that housing is an appropriate use in the CAZ (although the relative weight between housing and offices will vary in different areas of the CAZ).

Gypsies and travellers

- City still have no need.
- Camden do have a need and will therefore have to approach others. City will acknowledge but be unable to help.

Other specialist housing needs

- City has a draft policy on self-build, no identified sites, no plots

Offices

- Camden's priorities are specialist Knowledge Quarter space and affordable workspace – not standard spec offices
- Also seeking social value
- City Local Plan is seeking to add 2 million sqm to existing 9 million sqm but lots of this is already under construction. They are trying to avoid big single user spaces, also keen to avoid constant cycle of demolitions - are paying more attention to mix of uses, climate change and circular economy
- Members keen on tech, but no specific policies. Members happy to have incubator space and SME space but not as policy requirement
- City is still experiencing pressure for big office towers – mostly for multi-tenanting, with flexible floorplates. Single user and use proposals are much less common
- City relying on GLA study for evidence on need for visitor accommodation – City pipeline will meet GLA projected needs

Culture mile

- City still pursuing this as a priority.
- Movement of Museum of London is approved, subject to S106 agreement.
- Smithfield, Spitalfields and Billingsgate are all proposed to move to Barking to free-up Smithfield (from 2028) – this is a strongly Member-backed project, and will be more supportive of hotels here.
- This could add to pressure in Smithfield/Farringdon

Holborn

- Boroughs each have CAZ / CLA frontage – work together to maintain retail frontages?

Legal Quarter

- Boroughs each protect the legal offices and the accommodation for solicitors / barristers

- May be worth indicating that we have a compatible approach

Hatton Garden

- In Camden, this is focussed on protecting the creator space, although retail is also important.
- Potentially some synchronicity with the culture mile.

Climate change/ circular economy

- It might be good to have common position
- Also carbon off-setting

Urban greening

- City have commissioned their own target; 0.3 for major office and residential – GLA is slightly different for residential
- Looking now at more ground level space and terraces at different levels of buildings, rather than just a green roof
- Occupiers also want access to open space

Duty to Cooperate Meeting - Camden and City of London

14 July 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. Updating the Statement of Common Ground

City - Camden Duty to Co-operate Meeting

14 July 2021 via Teams

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1. Update on Local Plans

City

- Local Plan consultation closed in spring – 170 responses, raising around 1000 comments. Tall buildings was raised in a lot of responses.
- Main issue is general conformity from GLA who have advised the Plan needs to be more prescriptive about where tall buildings should be located and building heights.
- Have delayed submission. Committee report expected in Sept./Oct
Continuing discussions with GLA.
- Need to establish if changes are significant enough to generate the need to readvertise the plan or if can deal with as main mods in the examination.

Camden

- Site Allocations Local Plan - Reg 18 consultation took place in early 2020. Publication of Reg 19 version expected towards the end of the year.
- Have tall buildings policy approach in the current Local Plan. This identifies all of Camden as sensitive to tall buildings so they should be considered on a site by site basis.
- Reg 18 - GLA did not mention tall buildings in their response to the Draft Plan but now are raising as an issue - want locations and heights identified.
- Camden Local Plan will need 5 year review next year. Considering an update rather than complete new plan.

SPD

- Camden has updated all of its SPD over last few years.
- City – Planning Obligations SPD has updated rates but will not come into force until October

2. London Plan - covered above

- Carbon approach is helpful for City
- Industrial land is an issue in Camden as looking to intensify some areas in line with London Plan policy.

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

City

- Class MA Article 4 advertised - only for office element. Had legal advice on this - may be able to share
- Are proposing a borough wide Direction due to unique circumstances.
- Have had dialogue at officer level with MHCLG. Sending more evidence.
- Not progressed anything on design codes. Have a Design Team who could consider.

Camden

- Proposing an Article 4 Direction covering all Class E uses in CAZ, Knowledge Quarter, employment clusters, town and neighbourhood centres.
- Two directions - one for CAZ and KQ, one for rest of borough
- Do not think design codes work very well in inner London. Volunteered to be a pilot authority but not accepted.

4. Housing delivery and land supply

- City were on cusp on achieving 5 year supply last year. Generally experiencing limited interest in residential in city.
- In Camden many large sites are coming forward for Knowledge Quarter uses which has an impact on residential provision.
- Do not have 5 year land supply currently so presumption applies. HDT buffer makes it more challenging.

Gypsy and Travellers

- Not an issue in the City
- Camden will be reviewing evidence.

First homes and affordable home ownership

- City may need to consider in their Plan as submission has been delayed.
- Camden does not think it is appropriate in inner London and is going to prepare a planning statement setting out approach.

Self build

- City have nearly 20 people on self build register.
- Camden has a charge to be on register and people need to demonstrate they have sufficient funds and a local connection. Just a few people are on the register.

5. Neighbourhood Plans

- City – No interest still
- Camden - two NPs have recently passed referendums - so 7 have now reached this stage.

6. Article 4 Directions

- Covered above

7. Any other cross border strategic matters

- **Camden** - Adding a new policy on the Knowledge Quarter in the Site Allocations Local Plan. Want to ensure KQ uses bring social benefits to local communities.
- Significant developer interest in KQ uses, particularly life sciences.
- **City** – Culture mile is big issue – permitted Museum of London to move to Smithfield. Delivery slipping with completion 2024/5.
- Smithfield market consolidation programme - moving 3 wholesale markets on to one site, releasing Billingsgate and Smithfield market for alternative uses. Needs an act of Parliament to move Smithfield Market. Looking at producing a brief. Cultural uses, events space and small workshops potentially

8. Updating the Statement of Common Ground

- City to send final signed version of current SoCG
- City looking to update before submission, as are Camden.

Duty to Cooperate Meeting - Camden and City of London

21 October 2022

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. Updating the Statement of Common Ground

City - Camden Duty to Co-operate Meeting

21 October 2022

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Update on Local Plans etc

- City are updating their local plan. Reg 19 consultation took place last year. Then there was a pause and changes made to reflect comments and due to pandemic changes.
- Working on a character area study. Also tall buildings work.
- Producing a Sustainability SPD, which is being written by consultants. Due at the end of the year.
- A lighting SPD will be out for consultation shortly. Also, an SCI and developer consultation guidance.
- The City's draft whole life carbon planning advice note has gone down well with developers.
- Have also commissioned a hotels study.
- Intend to commission evidence on office demand. There is demand for new schemes but not so much for older buildings.
- The Mayor said the tall buildings approach in the City Plan was not in conformity with the London Plan. Also received lots of objections relating to a tall development next to Bevis Marks Synagogue.
- Midweeks in the City are getting back to normal post-pandemic but Monday and Friday are very quiet.
- City are going to get commonplace and use it for Reg 19 engagement.

Camden

- Camden has been preparing a Site Allocations Local Plan and consulted twice on the Reg 18 draft.
- Have now decided to start a review of the Camden Local Plan and intend to take forward the plans together.
- Call for views and call for sites will begin before the end of the year
- Have appointed Urban Initiative to carry out a building heights study
- Euston Area Plan - consultation on Reg 18 expected in the winter
- North London Waste Plan has now been adopted by Camden and the other NLWP boroughs.

Housing

- City did a call for housing sites but lack of interest in residential. Interest in student accommodation and hotels.
- GLA advised plan up to end of London Plan housing target and use the small site target they came up with.

Article 4 Directions

- Camden are introducing Article 4 Directions for Class MA. Had been preparing detailed, fine grain analysis requested by DLUHC.

Updating Statement of Common Ground

- Will meet again before the SoCG update.

Duty to Cooperate Meeting - Camden and City of London

24 November 2023

Agenda

1. Update on Local Plans
2. Housing delivery and land supply
3. Offices
4. Tall buildings
5. Culture
6. Article 4 Directions
7. Statement of Common Ground

City - Camden Duty to Co-operate Meeting

24 November 2023 via Teams

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Update on Local Plans

City

- Reg 18 objection from Mayor on building heights, then interrupted by Covid
- Now aim to submit late 2024

Camden

- Combining review of Local Plan 2017 with the Site Allocations review already commenced.
- Draft new Local Plan being taken to Cabinet in December
- Aim to publish the Plan for Reg 18 consultation in January 2024
- Key issues are climate change, net zero, carbon impact of demolition, inclusive economy, housing supply/London Plan target, housing and Knowledge Quarter

Housing delivery and land supply

City

- Meeting housing targets (just)
- Rolling forward London Plan target, think can show they will meet
- No allocations, just windfalls based on past delivery
- Expect will mostly be met by student and co-living schemes

Gypsy and Travellers

- GLA GTANA shows there are six families in homes, but no pitch requirement.

Other types

- Lots of demand for student housing and co-living

Self build

- City have a potential challenge from someone who has been on the register for three years, and has a site in mind.

Camden

- Looking to include a capacity-based target after 2029, taking account of the SHLAA

Offices

- City commissioned Arup to do evidence study. There is still a big demand for offices.
- Want more diversity in offer in city, e.g. hotels, culture, education.
- Uncertainty over grade B office stock
- Introducing a retrofit first approach with a much bigger emphasis on climate change / sustainability.
- Camden commissioned Aecom to undertake a Economic Needs Assessment to inform the new Local Plan

Tall buildings

- Previous version of City Plan did not identify areas for tall buildings - now identify two main areas.
- City did a characterisation study and 3D modelling
- Tall building = over 75m - max = 300m
- Camden commissioned a building heights study
- Boroughs to exchange evidence

Culture

- City are aiming to be a leading cultural and leisure destination
- Major developments should provide for culture - onsite or contribution
- Smithfield / Barbican is an area of change. Museum of London work on Smithfield site will start in 2028. Needed act of parliament to close the market.
- Holborn tunnels application next month - offices with ground floor retail. The tunnels will be exhibition space.

Article 4 Directions

- City looking at introducing hotel to res Art 4 for whole area

Statement of Common Ground

- City to send final signed version of SoCG
- City looking to update before submission, as are Camden.

Duty to Cooperate Meeting - Camden and City of London

23 May 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. London Plan
4. Planning reforms
5. Neighbourhood Plans
6. Any other cross border strategic matters
7. Updating the Statement of Common Ground

Camden and City Duty to Co operate Meeting

Agenda – 23 May 2024



Update on Local Plans

City

- Currently at Reg 19 stage of new plan. Consultation closes 31 May. Encourage Camden to respond. Some key changes include retrofit / fast track and culture policies.
- Aiming to submit for examination in August / Autumn with a view to hearings to start by end of year / early next year. Is ambitious but are hopeful.

Camden

- Currently at Reg 18 stage of local plan review and considering the consultation responses received. Aiming for Reg 19 sign off in Nov and consultation later in the year. Aim is to submit for examination before the government's deadline.
- Euston Area Action Plan - were planning on further consultation in mid June but the announcement of the General Election will delay this. Still hoping to align with the Camden Local Plan timetable to submit for examination.

Housing

- Meeting housing targets is a key issue for both councils.
- City are adopting the London Plan target. Currently do not have a three year housing supply. Previously have relied on windfall sites delivering sufficient homes.
- They are undertaking capacity work on windfall sites as they are not allocating any housing sites. Have identified new residential areas in the plan.
- Camden is not currently meeting its housing target. Expect target beyond the London Plan period to reflect limited availability of sites. Delays to Euston development has an impact on achieving the target. Limited response to calls for sites. Therefore, Camden will need ask other boroughs to see if they can contribute to unmet need under the duty to co-operate.
- Will need to update statements of common ground.
- City will have to do the same.

Other strategic issues - Tall buildings

- City - Mayor previously objected to their plan not identifying areas for tall buildings. So have now allocated areas for tall buildings, with building heights. Plan identifies the City Cluster and Fleet Valley tall building areas.
- Have a tall buildings topic paper as part of their evidence base.
- Fleet Valley area is not immediately close to boundary with Camden, as it is more towards the Fleet Street area, but is in the vicinity of Camden and wider views.
- Camden will review and assess any potential impact on the borough and consider whether to respond to the consultation.
- The City modelled the impact on strategic views and landmarks in their evidence base. Maximum is generally 10m higher in Fleet Valley area. Higher in City Cluster.
- Views from Camden were taken into account in the evidence. Tested two options and took more conservative approach.

Retrofit approach

- City have taken forward whole life carbon optioneering. Approach is look at all options before they allow redevelopment – have published guidance on this now.
- New policy - if can reuse / retrofit Grade B office stock for another use then they will fast track the application. Still working on the approach detail.
- There is also a Sustainability SPD out for consultation.

Use of Commonplace site for Reg 19 consultation

- City worked closely with commonplace to set this up but they could not remove the anonymous response feature, although did add on some extra requirement to encourage people to fill in forms with relevant data. Had to highlight more clearly that their data would be published etc.
- They have not received a lot of responses via this model and is perhaps not ideal for Reg 19.

LBC Euston Team and City of London Duty to Co-operate Meeting

15th July 2025, 4pm - 5pm 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 the 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.
- The City confirmed that they do not see a conflict of uses such as a competing office cluster.

Building Heights

- Camden presented where additional height may go and the impact on LVMF and local views. The definition of a tall building has been updated 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.
- The City confirmed that the only strategic issue for the Council is the impact on strategic views including St Paul's Cathedral.

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.

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 needed.

Notes shared following the meeting summarised briefly the strategic issues discussed, as follows:

- Views - There was discussion about views and the potential impact on St Paul's, including the City's recent experience at examination. The City of London are to let the Euston team know if there are other views that they would like them to generate.
- Land use - City of London do not see a conflict of uses, e.g. competing office cluster

Duty to Cooperate Meeting - Camden and City of London

31 July 2025 1.30 pm

Agenda

1. Update on Local Plans
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 City of London

31 July 2025

Attendees:



Update on Local Plans

Camden

- Reg 19 consultation closed in June. Going through responses received. Aiming to submit in the autumn, with examination hearings anticipated in first part of 2026.
- Euston Area Plan - Euston Team met City about it last week

City

- Local Plan examination hearings closed in June. Had 3 weeks of hearings spread over 3 months.
- Tall buildings and heritage was the main issue. No site allocations but identify tall buildings clusters, where development would be focused.
- Hearing sessions were webcast and are on YouTube.
- Aiming to consult on main mods before Christmas. Adoption likely in late Spring 2026.

Housing matters

- Camden new Local Plan has a capacity-based housing target using the London Plan target for first 3 years. Had a general conformity objection from GLA who want the London Plan target rolled forward. New London Plan will set a new target.
- City's plan has a housing figure that is lower than the London Plan. GLA's response picked up on it but did not raise a conformity issue. Housing is not a major issue for the City.
- Camden have written to all Councils in London asking if they can assist meeting needs on 5 year housing land supply and G& T accommodation. Can pick up in SoCG.
- Both Councils have had issues with the functioning / application of the Londonwide SHLAA.

London Plan

- Towards London Plan consultation – both boroughs responded
- Camden's main themes were for the London Plan to be genuinely strategic and to allow flexibility for Council's to apply approach based on local circumstances
- The review of the LVMF was a key issue for City, alongside the proposed review of the CAZ boundaries. The City Corporation expects to remain fully within the CAZ and while some areas of the CAZ may be released for residential uses, the maintenance of the CAZ as continuous whole is important to allow it to perform its strategic functions.

- The City Corporation is advocating for a bespoke approach to cycle parking standards that works for the unique cluster of tall office buildings in the City.
- Camden have received a proposal for an additional strategic view from Waterlow Park to St Paul's – has also been sent to the GLA. Camden will send a copy to City.
- City identified issue with GLA employment site database and employment projections. Camden have also had issues.
- Was recent meeting with City, WCC, LBC and GLA about employment density.

Planning reforms

- No issues raised.

Neighbourhood Plans

- City - Barbican have forum but no plan is being prepared
- Camden - Hampstead NP update was recently adopted. Kilburn Neighbourhood Plan is at examination.

Strategic Infrastructure requirements

- None raised.

Any other cross border strategic matters

- None raised.

Updating the Statement of Common Ground

- SoCG was most recently updated at end of April.
- Camden will update for local plan submission. Will send draft to the City in the Autumn.