

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

November 2025

Introduction

This is an addendum to the Statement of Common Ground signed by the London Borough of Camden and London Borough of Islington on 16 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 Islington 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 Islington 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 Islington 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 Islington 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 Islington 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 Islington. 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: 26 November 2025

LONDON BOROUGH OF ISLINGTON

Name: Mike Carless

Position: Team leader planning policy

Signature: *M Carless*

Date: 26/11/2025

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

Camden / Islington Duty to co-operate – notes of meeting

26 April 2018

Attendees:

[REDACTED]

[REDACTED]

1) Neighbourhood Planning

- Discussed recent informal draft of neighbourhood Plan provided by Mount Pleasant forum. LBI has extensive comments. Forum emails suggest they would like high level comments. Agreed boroughs should send through detailed comments as well as some initial high level comments. Camden consider comments should focus on issues that may create problems and/or are strategic conformity issues for Local Plan / London Plan / NPPF. Agreed on submitting high level before 30 April meeting and revising detailed comments to table format – LBC to provide template.
- Camden raised SEA screening need which at present points to need for assessment because of site allocations, but observed that may change if forum are made aware and subsequently revise site allocations. LBC usually do SEA screening at first substantive draft of plan. Islington mentioned site allocation as currently drafted also conflicts with their site allocation.
- Islington asked how LBC deal with CIL funding. Every ward gets 25% and has a ward list, when a neighbourhood plan gets adopted then its list of priorities goes onto the list.

2) Local Plan update

- LBI update; Local Plan review includes merging Core Strategy, Development Management and Site Allocation into one document and review of Finsbury Local Plan AAP. One aspect of review is a focus on maximising employment land although all policies are under review. LBI have received good response rate to site allocations consultation.
- LBC set out that they are reviewing their current site allocations (about 40). Have also done a call for sites. Will consult later this year. Also revising various guidance and will consult soon. Asked how LBI choose sites to put in, as LBI have a lot of sites identified. Looking for sites with development to meet housing and employment targets. Discussed level of detail in site allocations. LBI stated large sites may include more detail, e.g. Moorfields, Pentonville but expect most

to have more basic information. Discussed approach to site capacity. Capacity estimate necessary to inform plan making process.

- LBI raised intention to designate Vale Royal LSIS (which is on the border with Camden) as new spatial policy area in the Local Plan, with an expectation of industrial intensification without residential or office to retain and enhance the current function of the area. Urban design study completed which recommends restricting buildings heights generally to five storeys.

3) London Plan

- LBI support London Plan approach/reduced LBI housing target. LBC comfortable with recent adopted Local Plan figure of 1400, although a higher and more challenging target.
- Camden asked regarding affordable housing need, and using figure from SHMA. LBI will not be able to meet all SHMA need, approximately 60% for social rent alone - considering a threshold approach, or a target approach, informed by viability study. Re London Living rent LBI will use it, whilst LBC will not, as they have their own more affordable intermediate product. Shared ownership does not work in Camden where flats start at £600k.
- Build to rent/large HMO will be resisted in LBI because of affordability, affordable housing avoidance and housing quality issues. Camden have one small example consented before this form of housing became fashionable. LBI will use GLA policy and strengthen in Local plan review.
- LBC also asked LBI about approach to students in new Local Plan which will remain the same. Discussed translation of student bedspaces into housing targets, LBI use 1 to 1 but Gov will consider it differently.
- LBI aim to meet older people accommodation need through general needs housing designed to be adaptable, but are discussing how to meet potential affordable extra care need. LBC have two schemes approved for older peoples housing. Also noted that Pegasus are JRing the Mayor's Affordable Housing SPG.
- Discussed Mayor's approach to giving local people first opportunity to local housing, not likely to be workable through planning.
- Both LBI and LBC put in lengthy responses to draft New London Plan consultation.

4) NPPF

- NPPG provided more support for London-wide strategic approach than NPPF.

5) Self Build / custom build

- LBC have 1 part register and will create 2 part in due course. LBI have 2 part have 2 eligible people on part 1, meaning that plots must be granted permission to meet this demand. Discussed the regulations. LBC asked if LBI considered exemptions; LBI looked into it but unlikely to be able to justify. Considering CIL

relief as a proxy for monitoring self-build delivery, and also drafting a policy for Local Plan review.

6) Article 4 Directions

- LBI have CAZ B1a to C3 exemption consultation due to finish next week. LBC will consult on CAZ B1a to C3 shortly. Also have A4Ds for laundrettes and A1 to A2. LBI asked about A4D for B8 to C3, no current appetite from either borough. LBI considered A1 to C3 A4D, regs give some protection so have not progressed, but may do so in future. LBI noted possible B8 to B1 A4D in LSIS, but has issues re: compensation.

7) Empty homes approach

- Two schemes in LBI have requirement in legal agreement. However, Parkhurst Road appeal Inspector considered that obligation it did not meet S106 tests. LBI will look to include policy in Local Plan review to strengthen requirement.

8) AOB

- Finsbury Park and Stroud Green Neighbourhood Forum are coming forward, which will be a joint plan with Haringey and Hackney

Camden - Islington Duty to Co-operate meeting

13 March 2019

Agenda

1. Update on Local Plans
2. London Plan - overall need and target
3. NPPF –
Housing delivery test
Affordable Housing
Statements of common ground
4. Housing matters
Gypsy and Travellers
Other specialist housing needs including self build register
Empty homes
5. Neighbourhood Plans
6. Article 4 Directions
7. Any other cross border strategic matters

Islington and Camden Duty to Cooperate meeting

13 March 2019 10.30 am

Camden offices, 5 Pancras Square



1. Update on Local Plans

Islington:

- Reg 18 consultation on draft Local Plan documents finished at the end of January, 190 responses
- There are two separate documents for policies and site allocations, these will be progressed in tandem right through submission and examination
- Tall buildings policy - 22 locations identified. Not many objections. Policy imposes height restrictions on tall buildings at identified sites. Members generally supportive of tall buildings, if they help deliver affordable housing. Some landowners objecting to the identification of locations for tall buildings because their sites have been excluded.
- GLA - no major objections, said draft Plan is in general conformity.
- Aiming for 45% affordable on site. Viability study is available on website.
- Large number of site allocations – approaching 120. No lower size threshold. Capacity figure for each area, but not for each site. Less detailed approach to allocations than previous version.
- Have appointed consultancy to act as a 'critical friend' – they have advised that some evidence needs updating / refreshing, including monitoring data.
- A new retail study has been produced, this does not indicate any need for substantial floorspace growth. The local plan policy direction is to identify a single frontage in centres and provide more flexibility for change, but retain cumulative controls on location of some non-A1 uses.
- Reg 19 consultation due in September.

Camden:

- Work underway on Site Allocations Plan. Aiming to consult on draft document in the autumn.

Statement of Common Ground:

- Islington aiming to do one per neighbouring borough, will include gypsies and travellers accommodation.
- Camden suggests that the North London Waste Plan team may be able to offer suggestions as they are tackling this at present.

2. London Plan - overall need and target

- Islington happy with new housing target. Islington's Local Plan saying no to all specialist housing (student housing, elderly, etc – although one site is allocated for student housing). The GLA has not objected to this approach.
- Camden's housing target is consistent with the figure in its Local Plan.
- Islington undertaking needs study on gypsies and travellers accommodation, prompted by concerns about potential difficulties at Local Plan Examination. There has been no response to the Local Plan from traveller community groups.
- Islington supports the call for a GLA London wide gypsy and traveller needs study.

3. Housing matters

Housing delivery test:

- Camden have been delivering 106% of their target.
- Islington have been delivering around 70% of their target so will need to do an action plan and have a 20% buffer on five year land supply.

Self-build register

- Camden has now introduced a two-part register, with a local connections test and charge.

Affordable Housing:

- Islington's approach to affordable home ownership is 70/30 split.

4. Neighbourhood Plans

- Mount Pleasant – cross borough - the boroughs had a generally positive meeting with the forum in early March. Boroughs will provide joint comments on draft neighbourhood plan.
- Finsbury Park Neighbourhood Forum are talking to the community about drafting a plan.
- In Camden, Dartmouth Park Neighbourhood Plan has been formally submitted and submission of Camley Street Neighbourhood Plan is expected in early summer.

5. Article 4 Directions

- Both boroughs are introducing an article 4 direction covering office to residential in CAZ in advance of the expiry of the existing CAZ exemption from PD.
- Camden are intending to introduce a further light industrial to residential direction to include sites not covered by existing direction.

6. Any other cross border strategic matters

- Borough boundary – Triangle site.
- North London Waste Plan.

- Knowledge Quarter. There is likely to be a 'spatial strategy' prepared for the Knowledge Quarter. Its status and content are not yet decided. The area covered will extend into both boroughs.
- Economic development is a concern for Islington. A new team has been created.

Camden - Islington Duty to Co-operate meeting

4 March 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

Camden and Islington Duty to Co-operate Meeting

4 March 2021 via Teams

Attendees:



1. Update on Local Plans

Islington:

- Reg 19 consultation in Sept 2019. Plan submitted Feb 2020.
- Two inspectors appointed. One of the original inspectors replaced after six months.
- Key issues raised were housing supply and integrated SEA / and the consideration of alternatives.
- Not currently progressed past discussing issues to hearings
- Housing supply issues mostly relate to definition of deliverability and five year supply but supply over plan period also raised.
- LBI needed to identify further land and therefore need to undertake further prehearing consultation.
- Identified 8 new sites to address issue, mainly council owned sites, 3 non council. Have taken amendments to full council - agreed in Feb 2021.
- Consulting on changes in next few weeks.
- Have updated the Housing trajectory but Inspectors not signed off on yet. Some sites still need some work to show deliverability but this needs to be demonstrated at point of adoption, not this moment so believe they have addressed the Inspectors' concerns.
- Inspectors have queried why the windfall figures only relate to small sites. They also wanted lapse rates included for major schemes.
- Integrated Impact Assessment –800 plus pages. Needed to look at alternative policy options and alternative site options as well as cumulative impacts for all sites and policies. Approach had been that alternative was 'not allocating' site – but was not accepted as appropriate. Inspectors sought consideration of a robust alternative for every site. So looked at mixed use or commercial led alternatives for most sites. And detailed a description of all alternatives and justification for why it is not an option.
- Class E changes – condition approach based on location - i.e. depending on centre or frontage. Will use conditions restricting Class E on ground floor of primary frontages. More relaxed approach in secondary frontages. Are removing frontage percentage requirements, and controls on upper floors. Different thresholds – impact assessment depending on centre - town centres can take bigger impact. Have legal advice that can use conditions where backed by policy – no feedback on this from the Inspectors yet.

- Islington expect hearings to be in September 2021 – so report early 2022?

Camden

- Consulted on Site Allocation Local Plan (SALP) last spring. Class E and other planning reforms came out while responses being considered. Aiming Reg 19 sign off in summer and consulting and submitting by the end of the year
- West Hampstead sites got most responses.
- CPG updates have been completed – included increased PIL rates to £5000 per sq m for affordable housing. Do not use them primarily for small schemes, but use a sliding scale approach. Revisions were supported by viability work.
- Home improvements CPG updated with new format – includes an increased emphasis on sustainability and taking a more 'family friendly' approach.

2. London Plan

- Adopted 2 March 2021. Housing targets will apply for five years until the standard method kicks in.
- Camden currently not meeting target and need a 20% buffer on five year land supply under the housing delivery test.
- Islington currently need to produce Action Plan, likely to need a 20% buffer in future.
- Discussed difficulties with the Datahub development monitoring system, Islington proposes to establish a pan-borough network for officers working on this.

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

- Design codes – Islington characterisation study was going to be basis for design code, but local plan review means it has not progressed. Are considering identifying intensification areas. A lot of conservation area guidance needs updating.
- Camden – have applied to be a pilot area for design codes. Will hear shortly if selected. Timescales are very tight. Idea is to focus on areas outside of conservation areas and growth areas. Have character study from 5 years ago to base it on.

4. Housing delivery and land supply

- Camden not currently able to demonstrate five year supply plus 20% so presumption kicks in.
- Housing trajectory shows can deliver target over 15 year period but very reliant on large sites for delivery.
- Islington – need to look at windfall and lapse rate again.
- Different interpretations about how to address this, PAS advice depends on evidence. Suggest not to rely on previous approach as Inspectors will expect it to have been reconsidered.

Gypsy and Travellers

- Islington have a study that identified a need. Used Mayor's definition and National planning definition so have two figures for need. Housing colleagues looking for sites. Consultants carried out interviews identified need for 6-10 pitches. Policy recognises land constraints. No site is being allocated. Will ask sub regional neighbours if cannot identify sites in the borough.
- Also have study that identified boat dweller need - have 70 permanent occupiers. Canal and River Trust want to introduce new facilities in City Road basin area. Housing legislation requires consideration of need but planning requirements do not say we need to meet need.
- Camden – No sites in SALP as potential sites would be below size threshold. Need is 16 pitches and expect these to be in small sites of up to 5-6. Intending to do work on site selection.

First homes and affordable home ownership

- Camden objected to government proposals advocating a threshold approach which would then not apply in Camden because of affordability. Do not seek shared ownership as it not affordable in Camden.
- Islington also objected and submitted long response. Not promoting affordable home ownership currently. London living rent would be acceptable.

Other specialist housing including self build

- Islington have few on register - local and affordability tests have reduced figure. Low demand in area so have not identified sites. Need to provide paper trail to demonstrate they are meeting the need for sites.
- Camden – similar position.

5. Neighbourhood Planning

- Mount Pleasant – neither Council have heard from them recently. Forum designation has expired. Agreed Camden would contact them to see what is happening and remind them if they want to proceed they will need to renew their Forum designation.
- Camley Street - on borough border - has passed examination but referendum on hold until May 2021.
- Tile Yard - Islington refused neighbourhood area and forum

6. Article 4 Directions

- Neither Council are considering an Article 4 for upward extensions. Islington has only had two applications.
- Article 4s for Class E likely.

7. Statements of Common Ground

- Camden will need to update / develop new SOCGs before it submits its SALP. Camden will send an updated draft of the Camden - Islington SOCG for review in due course.

8 Any other cross border strategic matters

- Impact of covid and impact on offices. Islington are taking approach that impact will not be dramatic, and good quality space will still needed. Camden land owners were optimistic about the office market. They believe good quality well aired spaces near mainline stations will still be in demand. Not been raised as an issue yet at Islington's examination. Agreed there is limited evidence on this issue at the moment so any change in approach would be premature.

Camden - Islington Duty to Co-operate meeting

9 June 2022

Agenda

1. Update on any lessons learnt from Islington Local Plan Public Examination
 - a. Sustainability Assessment
 - b. anything else on Evidence Base e.g. Infrastructure Study, Tall Buildings
 - c. Housing land supply
 - d. Gypsies and travellers
 - e. Targets for housing older people, student accommodation
 - f. Other specialist housing incl. self-build
 - g. other topic areas e.g. Climate Change, Employment and Retail, Tourism/Hotels
2. Update on other Local Plan matters
 - a. Next steps on Islington Local Plan and other plans
 - b. Draft Camden SALP and Local Plan review
 - c. Euston Area Plan review
3. London Plan
4. Planning reforms
5. Neighbourhood Plans
6. Article 4 Directions
7. Any other cross border strategic matters
8. Updating the Statement of Common Ground

Camden and Islington Duty to co-operate meeting – 9 June 2022

1. Update on Islington Local Plan Public Examination

- Islington's examination has been going 2 years. The long examination was the result of a number of factors including the approach of the Inspectors, an objector using the sustainability appraisal / IIA as a mechanism to question the plan, housing land supply, and having to rewrite a number of policies when Class E was introduced. Tall buildings and affordable workspace policy had significant numbers of objections.

Sustainability Assessment

- Inspectors' initial questions identified gaps – e.g. identifying reasonable alternatives for certain policies including non strategic policies, retail % designations of cultural quarter etc. Also wanted details on reasonable alternatives for every site - over 200 - and about the cumulative impact of minor impacts. Other councils have not had to do this at their examinations.
- Assessment addendum ended up being over 1000 pages long.

Tall buildings

- Evidence received a lot of scrutiny. Objections mainly came from landowners / developers rather than the public. They promoted more height on their sites or objected that sites were not identified for tall buildings.
- Agreed a last minute statement of common ground with the GLA following the ministerial direction changing the London Plan definition of tall buildings.

Affordable workspace

- Plan proposes 10% at peppercorn rent for in perpetuity for over 1000 sq m developments in south of CAZ. In north, it applies to sites over 1000 sq m at 10% for 10 years only.
- Viability evidence was examined closely and had to do more viability work to justify the approach. Evidence showed that with mixed use approach, there is no impact on affordable housing.

Housing land supply

- Revised NPPF approach to deliverability with a higher bar for evidence came in part way through process. Islington's new targets were significantly higher than Reg 18 so had to do a lot more work to demonstrate a five year land supply.
- Needed stronger evidence to support which included writing to landowners about their intentions.

- Had to identify more sites to meet 20% buffer, which needed re-consultation.
- Inspectors were more relaxed about sites beyond the 5 years, only questioning some phasing aspects. The London Plan 2021 target was not challenged, although had to justify continuing the London Plan target beyond 2029. They encouraged a windfall for large sites but also wanted a drop out rate for large sites.

Gypsies and travellers

- Islington's study identified need for 6 pitches but no site was allocated. Will be proposing two sites in the upcoming modifications consultation - one on LBI land, the other on TfL land.
- The study also identified need for boat dwellers. Proposed modification refers to developing a strategy with the Canals and River Trust in the future. Biggest scope is to change leisure moorings to permanent moorings.

Targets for housing older people, student accommodation

- Have lower need for older people than London Plan so mainly meeting through accessible housing in general provision. No sites allocated.
- Had to add mention of London Plan benchmark at Inspector's request.

Student accommodation

- London Metropolitan University presented their own evidence to inspectors demonstrating level of students in the area. Policy amended in response to their objections.

Other specialist housing incl. self-build

- Self build was not an issue at the examination. Islington have very few people on their register.
- Inspector made HMO policy line up with the London Plan and private rented sector.

2. Update on other Local Plan matters

Next steps on Islington Local Plan and other plans

- Hoping to consult on final set of mods (and SA update) at end of June.

Draft Camden SALP and Local Plan review

- Camden's Site Allocations Local Plan Regulation 19 draft was pushed back to carry out additional public engagement.
- Local Plan review was to follow SALP but have been considering focussing on review of Local Plan with site allocations being progressed alongside.
- LBI felt there are benefits of doing the local plan and allocations in parallel as it gives flexibility but it makes examination hearings longer.

Euston Area Plan review

- Key is over station/over track development. Capacity is being reduced by the high cost of decking over tracks and limited budgets to cover this cost. Viability will be challenging. Tall buildings are being considered in specific locations where LVMF allows it. Considering how to deal with Knowledge Quarter Uses – may seek for this to be the predominate employment use.
- Difficult to deal with transport demands given the small area. Trying to develop a cross-modal approach instead of separate approaches to each mode.
- Anticipate Reg 18 consultation on the EAP in the autumn. Submission of planning applications anticipated for end of 2023.
- Islington interested in viability evidence for decking. Compensation for disrupted train services and construction costs are both expensive.

3. London Plan

- No implementation issues being found to date.

4. Planning reforms

- Waiting to hear transitional arrangements to new local plans system.
- Will need to see National Development Management policies to understand the implications fully.

5. Neighbourhood Plans

- LBI had discussion with Mount Pleasant NF recently. They have undertaken to make the changes to their application for renewal.

6. Article 4 Directions

- Islington are still working on Class MA Directions, hoping to finalise in next few weeks. They have evidence from UCL on healthy high streets assessment and also used business rates and London building stock data.
- Camden sent a revised approach for a small area to DLUHC. They said more evidence was needed without being clear as to what they want so further discussion needed. Confirmation due on 15 June with Directions due to come into force at end of July. Modification likely to be after that.

7. Any other cross border strategic matters

- St Pancras Hospital – Moorfields element has been approved.
- LBI offered to send a background info, topic papers etc

8. Updating the Statement of Common Ground

- Not needed for a while. Euston Area Plan will be the next time an update is required.

Camden and Islington Duty to co-operate meeting – 14 Sept 2023

1. Update on Islington Local Plan Public Examination

- Inspector's report finally received July. No surprises. Adopting in 2 weeks.
- GT sites removed (three sites, all small, considerable objections at Mods stage - TFL and Network Rail said they would not release sites, and a Council site over a tunnel mouth was rejected. Local residents objection to this site included commissioning noise and vibration evidence).
- Policy commits LBI to an immediate GT review.
- LBI ultimately more-or-less delivered housing allocations to meet London Plan targets – rolled forward after 2029.
- Revising / extending the sustainability assessment took a long time – particularly options for different mixes of uses.
- Affordable workspace viability was challenging outside CAZ – extended the evidence – ended up with higher thresholds outside CAZ. Also some Inspector queries post-modification consultation.
- Islington have got some words in the plan to provide for conventional social rent from BTR, but they were not seeking this for student housing. They were seeking student bursaries but this was taken out in favour of the standard London Plan approach.

2. Neighbourhood Plans

- Mount Pleasant NF has been re-designated.
- Finsbury Park NF received Gov grant for Design Codes, lots of consultancy work, but have not shared with LBI
- Kilburn NF are about to start consulting on a draft
- Hampstead NF have sent a draft review.

3. Article 4 Directions

- Islington's Directions for CAZ are now confirmed. Will be another round on Town Centres and Industry Areas.

Camden and Islington DTC

11 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. Planning reforms
4. Neighbourhood Plans
5. Any other cross border strategic matters
6. Updating the Statement of Common Ground

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

11 July 2024

1. Update on Local Plans

Islington

- Adopted Local Plan in September 2023. Inspector's report recommended early review focused on the Gypsies and Travellers accommodation.
- Have started evidence work, including technical / feasibility work on sites to be short listed. There were objection on noise and vibration to a site identified during the local plan examination.
- Are carrying out engagement with the Gypsies and Travellers community through a working group.
- Commissioning further site work.
- Londonwide assessment may change their need. LBI do not have any existing sites.
- Working towards submitting the Plan alteration by the June 2025 deadline.
- Also doing further Art 4 Directions and updating SPDs

Camden

- Consulted on Reg 18 draft Local Plan earlier this year, which included site allocations - considering the consultation responses and amendments.
- Aiming to go to Cabinet in November with consultation beginning by the end of year. Aiming to submitting for examination in Spring 2025.
- Also updating Euston Area Plan - similar submission timetable to the Local Plan.
- Camden's identified Gypsy and Traveller need is 16 pitches. LBC have commissioned consultants to do work on site search, suitability and deliverability. Struggling to identify enough sites to meet need.

2. Housing delivery and land supply

- Camden's Draft Local Plan sets out a housing target of 11,550 homes from 2026 -2041. This is capacity-based beyond the period covered by the London Plan.
- Under the duty to co-operate Camden will formally be asking neighbouring boroughs if they can assist in meeting housing need and needs for gypsy and traveller pitches.
- Islington are also going to find it challenging to meet need targets.
- There is not much interest in developing housing in either borough at the moment. Development costs have gone up significantly while house prices have not.
- Both boroughs are also finding it difficult to identify new sites.
- Islington's inspector suggested they include a large site windfall capacity in their housing trajectory. This was based on unallocated large sites that came forward over past 10-15 years and gave an additional c60 sites per year.
- Small sites windfall was based on previous completions.

- 5 Year land supply – Islington came out of HDT measures. Current Local Plan resolves issue for time being.

Other specialist housing

- Islington supports London Living Rent, although members prefer social rent. LBI do not consider 'other affordable products' to be affordable in the borough.
- First Homes was not considered closely during the examination due to the transitional period.
- Student Housing – Islington have some allocated sites.
- Social Care - Camden has pressures around accommodation for older people, mental health support and people with learning difficulties. Islington has similar pressures and is looking for sites.
- Both boroughs are having increasing number of applications for larger HMOs. and have had increased interest in student homes and hotels
- Co-living – Islington policy seeks an affordable contribution.

3. Neighbourhood Plans

- Neither borough have heard from Mount Pleasant Neighbourhood Forum recently.
- Finsbury Park NF received funding for consultants to do a design code but Islington have not seen it.
- There is quite a lot of neighbourhood planning activity in Camden at the moment. Kilburn are expected to submit their draft plan shortly. Hampstead are updating their adopted Plan.

4. Any other cross border strategic matters

- The Triangle site at King's Cross is nearly completed. The borough boundary needs correcting.
- Camden will have new leader and portfolio holder following the general election

5. Updating Statement of Common Ground

- The Statement of Common Ground will need updating.

Camden and Islington DTC

19 June 2025

Agenda

1. Update on Local Plans
Camden's Local Plan Submission Draft
Islington's Plans
2. Housing delivery and land supply
 - Meeting housing needs, including the recent request to assist Camden
 - Land4ldn / SHLAA
 - Gypsy and Travellers
 - First homes and affordable home ownership
 - S73 requests to remove affordable housing
 - Other specialist housing including self build
3. Planning reforms – New London Plan
4. Neighbourhood Plans
5. Any other cross border strategic matters
6. Updating the Statement of Common Ground

Duty to Co-operate meeting - Camden and Islington 19 June 2025

Attendees:



1. Update on Local Plans

Camden

- Local Plan Reg 19 consultation closes on 27 June
- Looking to submit around end of September with examination hearings probably in Spring 2026.
- Sent a Duty to Co-operate letter to all boroughs asking if they could assist in meeting 5YLS and Gypsies and Travellers accommodation needs.
- Euston Area Plan - timetable was similar to that of the Local Plan but it is now looking like Reg 19 consultation will be towards the end of the year.

Islington

- Working on implementing adopted Local Plan and working on SPGs, with retrofit guide a priority.
- Working on a Gypsy and Travellers Plan. Initial scoping and Call for Sites and methodology consultations have been undertaken. Aim is to consult on draft Plan, with sites identified, around November.
- Assessment has looked at all sources of land not just council owned.
- Also introducing further Article 4 Directions

Gypsy and Travellers provision

- Camden draft Local Plan identifies two sites.
- Camden are preparing a topic paper on this matter for the local plan examination.
- Islington are investigating developing an allocations policy for Gypsies and Traveller pitches also. Would be for the housing department to do in Camden.

Housing delivery and land supply

- GLA have raised a general conformity issue on Camden Local Plan regarding the housing target. Want the London Plan target rolled forward.
- **Land4Ldn exercise** - both boroughs have had a number of issues and concerns - e.g. lack of clear methodology, lack of transparency on numbers and phasing, technical IT issues.
- Islington have raised it in their response to Towards a new London Plan
- s73 applications to reduce **affordable housing** provision. Islington have only had one, which has gone to appeal, but have noticed there have been a lot of minor amendments seeking changes to planning description to remove reference to affordable housing.
- In Camden the issue is arising on a few large scale schemes but none have been determined yet.
- It would be helpful to have a borough discussion at the Londonwide level.

Planning reforms

- There are a lot of national consultations ongoing.
- **London Plan** - Responses on Towards a new London Plan are due at the end of the week. Concerns that the new London Plan does not restrict the ability boroughs to have a policy approach that considers their local circumstances.

Neighbourhood Plans

- Have a cross boundary forum - Mt Pleasant NF - but their website has been deactivated and it is understood that they have not been able to appoint a new chair/ vice chair.
- Camden - Kilburn Neighbourhood Plan is out to consultation and will then go to examination. Updated Hampstead Neighbourhood Plan will be adopted shortly - has been to Cabinet. Fitzrovia East have shown recent interest in setting up a forum. Somers Town have been redesignated as a neighbourhood Forum and are looking to progress with their plan.
- Islington - Finsbury Park NF have been quiet. Received funding for consultants to do a design code but nothing has been published to date

Any other cross border strategic matters

- Islington's comment on the tall building policy in the draft Camden Local Plan has some missing text so will clarify in Reg 19 comments.

Statement of Common Ground

- Camden will update to take account of any Reg 19 and Duty to Co-operate letter comments and send to Islington prior to submission of the Local Plan for examination in the autumn.

LBC Euston Team and Islington Council Duty to Co-operate Meeting

17 July 2025, 3pm - 4pm 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 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.

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.

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
- Will update Statement of Common Ground as necessary
- Camden offered another meeting where needed.
- Islington requested that the Economic Impact Assessment be sent to them

Notes shared following the meeting summarised briefly the strategic and non-strategic issues discussed. The strategic issue discussed was - land use - Islington asked whether less land was being enabled due to viability reasons and whether this meant less housing. The Euston team confirmed this to be the case.