

## Submission Draft Camden Local Plan 2025 - Housing Land Supply 2026-2041

Ref <sup>1</sup>	Name	Size Ha	Total capacity	Planning status <sup>2</sup>	Annual completions (by year)																Total
					26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33	33/ 34	34/ 35	35/ 36	36/ 37	37/ 38	38/ 39	39/ 40	40/ 41		
<b>South sub-area (major self-contained)</b>																					
<b>S2</b>	Euston Area Plan (EAP)	Plan area ≈ 83	875 within Local Plan period	Allocations without permission						70				100	100	100	105	200	200	875	
<b>S5</b>	120-136 Camley Street	0.5	119	Application submitted				77	42											119	
<b>S6</b>	104-114 Camley Street and Cedar Way	2.5	750	Application submitted (part of site only – 0.96 Ha)				219	62	93	94	94	94	94						750	
<b>S7</b>	24-86 Royal College Street	1.53	280	Permission granted for part of site only – 0.14 Ha – adopted allocation for remainder				100		90		90								280	
<b>S8</b>	St Pancras Hospital	2.18	200	Under construction (part of site only – 1.33 Ha), adopted allocation (entire site)					100	100										200	
<b>S9</b>	Shorebase Access	0.19	41	Draft allocation							41									41	
<b>S10</b>	Bangor Wharf and Eagle Wharf	0.25	50	Draft allocation (part of site has an adopted allocation – 0.18 Ha)							50									50	
<b>S11</b>	Former RN Throat, Nose and Ear Hospital	0.61	72	Draft allocation (2022 permission now expired)										28	44					72	







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C26	160 Malden Road	0.07	15	Resolution to grant subject to completion of S106			15													15	
<b>Unallocated sites (approved/ awaiting determination/ Council development)</b>																					
	180 Arlington Road and 14 Parkway	0.29	48	Application submitted <sup>3</sup>					48											48	
	39 Fitzjohn's Avenue	0.21	35	Commenced but not currently under construction		35														35	
	Land adjacent to 46 Maresfield Gardens & 39a Fitzjohn's Avenue	0.40	32	Resolution to grant subject to completion of S106			32													32	
	Raglan St garages (CIP small sites)	0.05	18	Council development, application anticipated			18													18	
	Car Park adj to Harrington Square	0.05	11	Permission granted		11														11	
	26-28 Rochester Place	0.14	10	GPDO prior approval granted		10														10	
<b>CENTRAL SUB-AREA TOTAL (major self-contained)</b>					257	255	299	126	528	222	317	191	455	179	379	205	475	275	319	<b>4,482</b>	
<b>West sub-area (major self-contained)</b>																					
W2	O2 Centre, car park, car showrooms, 14 Blackburn Road (for Plot 8, 14 Blackburn Road, this capacity includes proposed self-contained housing but excludes non-self-	5.7	1,762	Commenced but not currently under construction (hybrid, part outline)			302	153	188		75	75	74	74		206	205	205	205	1,762	

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	contained housing)																				
<b>W3</b>	11 Blackburn Road	0.15	24	Draft allocation						24											24
<b>W4</b>	13 Blackburn Road	0.24	24	Resolution to grant subject to completion of S106		24															24
<b>W5</b>	188-190 Iverson Road	0.26	17	Draft allocation						17											17
<b>W6</b>	Meridian House, 202-204 Finchley Road	0.35	15	Draft allocation							15										15
<b>W7</b>	Gondar Gardens Reservoir	1.24	30	Draft allocation										30							30
<b>W8</b>	88-92 Kilburn High Road	0.21	21	Draft allocation						21											21
<b>W9</b>	Land at Midland Crescent	0.15	9	Commenced but not currently under construction				9													9
<b>W10</b>	104A Finchley Road	0.08	31	Resolution to grant subject to completion of S106				31													31
<b>W12</b>	100 Avenue Road	0.41	237	Permission granted		70	167														237
<b>Unallocated sites (approved/ awaiting determination)</b>																					
	254 Kilburn High Road	0.20	13	Resolution to grant subject to completion of S106	13																13
	12 West End Lane	0.04	10	Commenced but not currently under construction		10															10
<b>WEST SUB-AREA TOTAL (major self-contained)</b>					13	104	469	193	188	62	90	75	74	104	0	206	205	205	205		<b>2,193</b>





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				under construction																	
	IQ Haywood House Student, Blackburn Road	0.40	41 additional student bedrooms	Permission granted		16.4															16.4
<b>WEST SUB-AREA TOTAL</b> (non-self-contained, C3 equiv)					0	16.4	0	24	76.8	0	0	0	0	0	0	0	0	0	0	0	<b>117.2</b>
<b>North sub-area</b> (non-self-contained, C3 equiv)																					
	Chester Road Hostel, 2 Chester Road	0.22	22 additional homeless hostel rooms	Under construction	12.22																12.22
<b>NORTH SUB-AREA TOTAL</b> (non-self-contained, C3 equiv)					12.22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>12.22</b>
<b>TOTAL NON-SELF-CONTAINED</b> (all sub-areas) [above]					22.1	147.6	161.2	154.8	155.6	7.6	0	36	36	0	0	0	0	0	0	0	<b>720.9</b>
<b>TOTAL MAJOR SELF-CONTAINED</b> (all sub-areas) [repeated from above]					354	477	812	834	965	659	641	543	658	575	585	637	785	750	724		<b>9,999</b>
<b>TOTAL C3 EQUIVALENT ABOVE</b> (major self-contained + all non-self-contained)					376.1	624.6	973.2	988.8	1120.6	666.6	641	579	694	575	585	637	785	750	724		<b>10,719.9</b>
<b>NON-MAJOR PERMISSIONS<sup>4</sup></b> (self-contained only)					107	108															<b>215</b>
<b>WINDFALLS<sup>4</sup></b> (non-major self-contained only)							145	145	145	145	145	145	145	145	145	145	145	145	145	145	<b>1,885</b>
<b>GRAND TOTAL</b> (major self-contained + non-self-contained + non-major self-contained permissions + windfalls)					483.1	732.6	1,118.2	1,133.8	1,265.6	811.6	786	724	839	720	730	782	930	895	869		<b>12,819.9</b>

## Notes

<sup>1</sup> The Ref column provides the reference number of the relevant Site Allocation Policy in the submission draft Camden Local Plan 2025 (SD02).

<sup>2</sup> The Planning status column provides the most advanced stage reached by the relevant site.

All sites identified as “Under construction” or “Commenced” also have planning permission.

Sites identified as “Commenced but not currently under construction” have a planning permission that has been formally implemented, for example by undertaking demolition or site preparation work, but are not currently in the process of being built-out.

Sites identified as an “Adopted allocation” relate to sites allocated in the Camden Site Allocations Local Development Document 2013 (LD02).

<sup>3</sup> Application on the agenda for consideration at the Camden Planning Committee on 11 December 2025 with a recommendation to grant permission subject to conditions and completion of a S106 agreement.

<sup>4</sup> Please refer to paragraph 3.6 of the Housing Trajectory and Five Year Housing Land Supply Note (SD14) for an explanation of the derivation of “Non-major permissions” and “Windfalls”.