

Planning Policy Newsletter

Autumn 2021

New Article 4 Directions to protect business premises, services and jobs

The Council is using its planning powers to remove a new 'permitted development right' which allows the change of use from 'Class E' commercial, business and service uses to residential use without the need for planning permission. Uses in Class E include offices, light industry, retail, restaurants, cafes, medical facilities and other high street uses.

The Council considers that this will have unacceptable adverse impacts in Camden and is therefore making 'Article 4 Directions' for Camden's part of London's Central Activities Zone, parts of the Knowledge Quarter, existing clusters of offices and light industrial uses, and town centres and neighbourhood centres.

The Directions will remove the right in these locations, meaning that proposals for such changes must be assessed against adopted planning policies through a planning application. This would allow the impact on an area and the supply of premises to be fully considered, and businesses, services and jobs to be protected.

Subject to consideration by the Secretary of State, the Directions are due to come into force at the end of July 2022.

Further information can be found [on our Article 4 Directions webpage](#).

Site Allocations Local Plan update

The Council is continuing work on updating its Site Allocations Local Plan (SALP). The emerging SALP builds on the Council's existing adopted policies and sets out how the Council expects key development areas and sites in the borough to be developed. We have reviewed the comments that we received during consultation on the draft Plan and are in the process of finalising a range of supporting evidence documents including a sustainability appraisal, viability study and infrastructure study.

We anticipate that a Regulation 19 draft of the Plan will be considered by Full Council in November 2021 and then made available for consultation, with submission of the Plan for public examination anticipated to take place in Spring 2022.

Further updates will be provided [on our Site Allocations Local Plan webpage](#).

Euston Area Plan update

The Euston Area Plan (EAP) was adopted by Camden Council in 2015 as a long-term planning framework to guide development in the Euston area until 2031. We are undertaking a partial update of the Plan to reflect changing circumstances and to ensure that the policies and evidence are robust. Consultation on the draft update to the Euston Area Plan is due in summer 2022.

Further information can be found [on the Euston Area Plan website](#).

Redington Frognal Neighbourhood Plan adopted

In the last newsletter we reported that the independent examination of the Redington Frognal Neighbourhood Plan was on hold, pending the appointment of another examiner. The replacement Examiner found that subject to modifications being made, the Plan could proceed to referendum.

The Council formally agreed to make the Examiner's recommended changes (publishing a 'Decision Statement') and the referendum was held on 17 June 2021. 88% of those voting supported using the Plan in making decisions on planning applications in the area.

The referendum result means the Neighbourhood Plan now forms part of the development plan in the Redington Frognal neighbourhood area. The Plan includes policies on local character, biodiversity and green infrastructure, community infrastructure priorities, traditional shopfronts and underground/basement development. The Plan was formally adopted by the Council on 13 September.

Further information on the neighbourhood plan can be found [on our website](#).



Redington Frognal
Neighbourhood Plan

Camley Street Neighbourhood Plan adopted

The referendum on the Camley Street Neighbourhood Plan was held on 6 May 2021, after being delayed from last year owing to the pandemic. 90% of those voting supported using the Plan in making decisions on planning applications in the area. The Plan includes policies on employment, community and social needs, housing, transport and design quality.

The result of the referendum means the Neighbourhood Plan is now part of Camden's development plan in the Camley Street neighbourhood area and will be applied alongside the Camden Local Plan and London Plan in making planning decisions. The Plan was formally adopted by the Council on 13 September.

Further information on the neighbourhood plan can be found [on our website](#).

Canalside to Camley Street SPD update

The Consultation on the draft Canalside to Camley Street Supplementary Planning Document took place in summer / autumn 2020. The consultation website was visited over 1,000 times with 207 contributions to the questions asked and 163 contributions to the interactive map.

A report of the consultation will be published on the Council's website in Autumn 2021 and the comments received will be used to inform the final version of the document which we anticipate will be adopted through a Cabinet Member Decision on 5 November 2021.

Further information about the draft SPD can be found [on our website](#).

Gospel Oak and Haverstock Community Vision

The Gospel Oak and Haverstock Community Vision will set out the overarching principles for regeneration and guide investment into the area over the short, medium and long-term. We are working closely with the community to produce planning guidance that helps to shape the area for generations to come. Engagement with the community began in autumn 2020 with the creation of the Gospel Oak and Haverstock Neighbourhood Assembly, as well as the launching of a community consultation.

The assembly is a group of 30 local residents who were randomly selected to be proportionately representative of the wider neighbourhood in terms of age, sex, housing tenure and ethnicity. In total seven, professionally facilitated meetings have now been held with the assembly where a range of topics were debated, ranging from new housing to community facilities. The feedback from the assembly is currently being collated into a report which will be ready for publication later this autumn.

The consultation website was visited over 2000 times and over 400 individuals completed the community consultation. Whilst this has provided us with a huge amount of feedback, monitoring of demographic information showed us that there were certain groups who were underrepresented and so we have undertaken further targeted engagement activities involving workshops with local schools, youth centres, as well as community, faith and disability organisations to ensure that all voices are given the opportunity to feed into the vision.

This information has been gathered together into a report that has been published on the Council's website and will inform the draft Community Vision. A Cabinet Member Decision to approve the draft Community Vision for consultation is scheduled for 22nd October 2021.

West End Lane to Finchley Road SPD update

The draft West End Lane to Finchley Road SPD was agreed for consultation by Cabinet Member Decision in January 2021.

Consultation took place between 24 February and 6 April and resulted in 3664 visits to the website and over 500 responses. Those responses have been fully considered and informed the final draft of the document that is recommended for adoption by Cabinet Member Decision, currently planned on 24th September 2021.

A significant part of the West Hampstead Growth area is owned by Land Securities and includes the car park to the rear of the O2 Centre at Finchley Road and the Homebase store.

Adjacent opportunities include the car showrooms behind Homebase and the O2 Centre itself. Land Securities anticipate submitting a planning application in late 2021 and have been carrying out engagement over several months on Commonplace and through online meetings.

Further information about the draft SPD can be found [on our website](#).



Future High Streets crowdfunding launch

Camden Council is launching the [Camden Future High Streets Crowdfund](#) on 20th September - a new crowdfunding initiative to help make Camden's high streets even more inclusive, sustainable and successful.

Camden Future High Streets Crowdfund is an initiative by Camden Council, in partnership with civic crowdfunding platform Spacehive, that will fund the delivery of innovative, forward thinking projects that support the re-imagining of our high streets and help make them ready to face the future. We have allocated up to £360,000 to the crowdfund, with up to £35,000 per project (covering maximum 50% of project costs) available to help selected successful projects who manage to get wider support and secure funding from the wider community.

We will be seeking proposals from local groups and organisations that will benefit Camden's high streets, businesses and local residents. Suitable projects will have the opportunity to raise money by creating a campaign on the Spacehive platform. Here, anyone with an interest can pledge to fund a certain amount of money towards the project, which will be paid if the campaign successfully reaches its funding target.

The Council will also make pledges to certain projects. To receive a potential pledge from the Council, projects need to meet a set of criteria and demonstrate how they support Camden Future High Streets' vision and objectives, as set out in the [High Streets Prospectus](#), which is launched alongside the fund.

Further information about the launch on 20 September can found [on our website](#).



Examination of the North London Waste Plan

The public examination into the proposed submission North London Waste Plan (NLWP) is ongoing. This followed consultation on Main Modifications to the Plan which took place in autumn 2020. Representations on the Main Modifications, along with responses by the boroughs, have been sent to the Inspector for him to consider and inform the recommendations in his final report.

At the Inspector's request the boroughs and other participants also commented on implications for the Plan from the recent amendments to the National Planning Policy Framework.

The Inspector's Report is expected to be published in Autumn 2021 and it is anticipated that the Plan will be adopted by each of the North London boroughs toward the end of the year / early 2022.

The NLWP is a joint plan being prepared by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. It identifies suitable land for managing waste and recycling across the seven boroughs and provides planning policies against which waste planning applications will be assessed. No sites for waste management are proposed for Camden.

Further information about the consultation can be found [on the NLWP website](#).

Contact us

If you have any questions regarding our work, please contact the Planning Policy team at: planningpolicy@camden.gov.uk