

Planning Policy Newsletter

July 2022

Update on Local Plan Review and Site Allocations Local Plan

Work is starting on the review of the Camden Local Plan.

The current Local Plan was adopted by the Council in June 2017. Under planning legislation councils must review local plan policies at least every five years to assess whether they need updating, and plans should then be updated as necessary to ensure that policies remain relevant and effectively address the needs of the local community.

A number of significant things have happened since the Local Plan was adopted, including the publication of We Make Camden - the Council's refreshed vision for the future of the borough, changes to national planning policy and permitted development rights, a new London Plan, and the declaration of a climate emergency.

We therefore intend to prioritise review of the planning policies in the Local Plan to respond to these changes. We envisage that initial public engagement on the Local Plan review will take place towards the end of this year.

We intend to progress site allocations alongside the Local Plan review. Therefore the next version of the Site Allocations Local Plan (SALP) will not be published later this year as envisaged but we will take site allocations forward in due course in co-ordination with the Local Plan update.

Thank you to all those who have responded to the two rounds of public engagement we have had on the Site Allocations Local Plan. All comments received have been considered and will inform the next draft of the site allocations.

North London Waste Plan adopted!

The North London Waste Plan (NLWP) was adopted by the Council on the 4 July 2022, having been found 'sound' by a Planning Inspector at a public examination.

The NLWP was prepared jointly by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. Five of the boroughs have now adopted the Plan, with the remaining two due to adopt shortly.

The Plan contains the planning policies which will be used to assess future waste planning applications in North London and identifies land for managing waste and recycling across the seven boroughs. No new waste management sites are identified in Camden.

The NLWP now forms part of the statutory development plan for the Borough. It can be viewed on the [NLWP website](#).



Gospel Oak and Haverstock Community Vision Update

Following extensive public consultation, which ended in January 2022, the draft Gospel Oak and Haverstock Vision will be revised and is currently planned to be adopted as a Supplementary Planning Document by the Council in the Autumn.

The consultation materials and online responses can still be viewed [here](#) and future updates will be posted on the Council's [webpage](#).



Article 4 Directions to protect businesses and centres

The Council is using its planning powers to remove the 'permitted development right' allowing 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 and other high street uses.

The Council considers the right would have unacceptable adverse impacts in Camden. Therefore we are introducing 'Article 4 Directions' covering our town centres and neighbourhood centres, Camden's part of London's Central Activities Zone, parts of the Knowledge Quarter, and clusters of offices and light industrial uses.

The Directions mean that, in the locations covered, proposals for such changes will need a planning application and will be assessed against our planning policies. This will allow the Council to consider the impact on an area and the supply of premises, and for Camden's centres, businesses, services and jobs to be protected.

We confirmed the Directions in June 2022 and they will come into force on 29 July 2022.

Article 4 Directions can be modified or revoked by the Secretary of State at any time. Camden and other boroughs have received correspondence from the government stating they are not persuaded by the extent of proposed Directions, and therefore the area covered by the Directions may at some point be modified by the government.

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

Statement on First Homes adopted

Following public consultation at the end of 2021, the Council adopted a [Planning Statement on the Intermediate Housing Strategy and First Homes](#) on 2 March 2022. Further details of the adoption process and changes made following consultation are set out in the [Adoption Statement](#).

First Homes are defined by the government as affordable homes sold to first-time buyers at a discount of at least 30% below market value. New national policy promotes the delivery of 25% of affordable housing in the form of First Homes.

The Statement indicates that the Council will not seek the delivery of First Homes in Camden and reaffirms the Council's commitment to the Intermediate Housing Strategy, and the existing affordable housing priorities set out in the Camden Local Plan 2017 and Camden Planning Guidance on Housing 2021. Further information about the Planning Statement and its weight in the decision-making process can be found on the Council's [website](#).

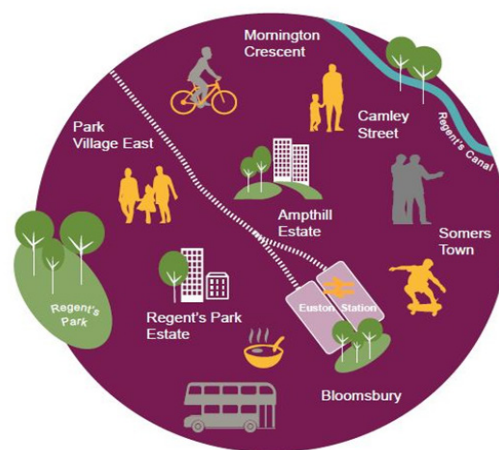


Progress on the Euston Area Plan

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

Consultation and engagement on the draft update to the Euston Area Plan is due to begin in Autumn 2022.

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



Contacting us

If you have any questions regarding our work, please contact the Planning Policy team at:

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