

Submission draft Camden Local Plan 2026-2041 – list of Site Allocations including on-site housing and with an area of no more than 1 ha, with indicative capacity (additional homes)

- 1.1 This list relates to the Council's response to Matter 3, Issue 1, Question 5 (NPPF paragraph 73 requirement for sites of up to 1 ha), and the Inspector's request made on Day 2 of the Examination hearings. Paragraph 73 of the NPPF (ND01) expects local planning authorities to identify land to accommodate at least 10% of their housing requirements on small and medium sized sites no larger than one hectare.
- 1.2 The list excludes:
- sites expected to deliver housing off-site (e.g. Site Allocation S12, Belgrove Road, indicative capacity 32 additional homes off-site), as the allocated sites will not directly contribute to the supply from small and medium sites; and
 - the small site allocated for Gypsy and Traveller Accommodation, as this site is not considered to be available for other forms of housing (Site Allocation C27, Land adjacent to Constable House, Adelaide Road).

List of Site Allocations including on-site housing with an area of up to 1 ha

Allocation reference number	Allocation name	Scheme size (hectares ha)	Indicative capacity (additional homes)	Notes
South sub-area	(15 sites ≤ 1 ha)		(capacity total 764)	
S5	120 – 136 Camley Street	0.5	110	
S9	Shorebase Access	0.19	41	
S10	Bangor Wharf and Eagle Wharf	0.25	50	
S11	Former Royal National Throat, Nose and Ear Hospital	0.61	72	
S13	Former Thameslink Station, Pentonville Road	0.06	22	
S14	Land at Pakenham Street and Wren Street	0.44	70	
S16	Former Central St Martins College	0.45	34	
S17	Selkirk House, 166 High Holborn, 1 Museum St, 10–12 Museum St, 35–41 New Oxford St and	0.45	12	

Allocation reference number	Allocation name	Scheme size (hectares ha)	Indicative capacity (additional homes)	Notes
	16a-18 West Central St			
S19	Cockpit Yard and Holborn Library	0.4	73	
S21	Agar Grove Estate	0.72	139	this allocated area/ capacity relates to the part of the Agar Grove Estate where development has yet to complete
S24	294 – 295 High Holborn	0.03	10	
S25	156 – 164 Gray's Inn Road	0.21	14	
S26	8 – 10 Southampton Row	0.07	9	
S27	Middlesex Hospital Annex, 44 Cleveland St	0.3	57	
S29	Chalton Street, Godwin and Crowndale Estate	0.05	10	
Central sub-area	(16 sites ≤ 1 ha)		(capacity total 723)	
C4	Kentish Town Police Station	0.45	35	
C5	369-377 Kentish Town Road	0.03	14	area given incorrectly as 0.3 ha in the draft Local Plan, to be corrected by Proposed Main Modification MM27 (SD51)
C6	Kentish Town Fire Station	0.24	30	
C9	100 Chalk Farm Road	0.73	135.6	30 self-contained homes PLUS 264 student beds, divided by 2.5 to give equivalent of 105.6 self-contained homes
C11	Network Rail land at Juniper Crescent	0.9	55	
C12	Gilbeys Yard	0.8	120	
C14	Hawkridge House	0.19	7.6	19 additional student beds,

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				divided by 2.5 to give equivalent of 7.6 self-contained homes
C16	Shirley House	0.18	78.8	197 student beds, divided by 2.5 to give equivalent of 78.8 self-contained homes
C17	Camden Town over-station development	0.5	58	
C19	Arlington Road former depot site	0.26	63	
C20	Highgate Centre, Highgate Road	0.11	47	
C21	Grand Union House, 18-20 Kentish Town Road	0.18	6	
C22	Heybridge Garages, Hadley Street	0.11	10	
C24	52 – 54 Avenue Road	0.28	12	
C25	5-17 Haverstock Hill (Eton Garage)	0.21	77	
C26	160 Malden Road	0.07	15	
West sub-area	(11 sites ≤ 1 ha)		(capacity total 451)	
W3	11 Blackburn Rd	0.15	24	
W4	13 Blackburn Rd	0.24	24	
W5	188-190 Iverson Road	0.26	17	
W6	Land to rear of Meridian House, 202- 204 Finchley Road	0.35	15	
W8	88 – 92 Kilburn High Road	0.21	21	
W9	Land at Midland Crescent, Finchley Road	0.15	33	
W10	104A Finchley Road	0.08	31	
W11	Abbey Co-Op Housing Site, Emminster and Hinstock	0.57	65	this allocated area/ capacity relates to the part of the Abbey

Allocation reference number	Allocation name	Scheme size (hectares ha)	Indicative capacity (additional homes)	Notes
				estate where development has yet to complete
W12	100 Avenue Rd	0.41	184	
W13	551-557 Finchley Road	0.06	15	
W14	317 Finchley Rd	0.07	22	
North sub-area	(3 sites ≤ 1 ha)		(capacity total 166)	
N2	Former Mansfield Bowling Club	0.85	23	
N3	Queen Mary's House	0.6	98	
N4	Hampstead Delivery Office	0.35	45	
Grand total	45 sites ≤ 1 ha		2,104	

- 1.3 As indicated in the Council's response to Matter 3, Issue 1, Question 5, the draft Local Plan allocates 62 sites for development involving on-site housing, of which 45 are sites which each have an area of no more than 1 ha. These 45 sites have a collective indicative capacity equivalent to 2,104 homes.
- 1.4 As indicated in the Council's response to Matter 4, Question 10, comparing the collective indicative capacity across sites of no more than 1 ha (2,104 homes) with the overall housing target given by draft Policy H1 (11,550 homes), the Council concludes that sites of no more than 1 ha will provide **18%** of the borough's housing capacity over the Plan period (2,104/ 11,550 = 18%).