

Date: 10 July 2026
Our reference: ED94
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Via email

Dear Inspector Ford,

Please find attached a new schedule of proposed main modifications (ED95) and a new schedule of proposed minor modifications (ED96) to the draft Camden Local Plan. Both schedules have been updated to reflect the actions set out in the actions and modifications table (ED89) and relevant actions identified in the Inspector's post hearings letter (ED90) dated 18 June 2026. A summary of the work undertaken is set out below.

New modifications

A number of new modifications are proposed to respond to the actions set out in ED89. These are included in the schedules for your consideration. Where new modifications have been added to the schedules the final column of the table indicates which action the modification relates to. We have also updated the attached actions and modifications table (ED89) to make it clear which modifications relate to each action.

In addition to this, we have also proposed a number of main modifications to respond to the actions identified in the Inspector's post hearings letter (ED90) relating to:

- The wording of paragraph 1.40 of the Plan (see MM07 of the schedule of proposed main modifications ED95).
- The wording of paragraphs 7.25, 7.29, 7.284 and 7.331 (see MM83, MM84, MM94 and MM97 of the schedule of proposed main modifications ED95).
- The use of the phrase "to the Council's satisfaction" (see MM01, MM02, MM03, MM08, MM112, MM120, MM134, MM151 and MM155 of the schedule of proposed main modifications ED95).

Changes to existing modifications

As part of the examination hearings, it was agreed that:

- a number of main modifications should be moved to the minor (additional) modifications schedule

- a number of minor (additional) modifications should be moved to the main modifications schedule
- some modifications should be deleted
- some modifications should be amended
- some modifications needed to be reviewed.

The attached actions and modifications table (ED89) has been amended to reflect the above changes and where relevant includes new references for modifications.

Site Allocations

In accordance with Action 61 in the actions and modifications table (ED89), the Council has updated the schedule of minor modifications (ED96) to include factual updates to the site allocations to reflect where planning permission has now been granted on a site. The Council does not consider there to be any implications to the Plan from the modifications proposed. Furthermore, the Council has proposed a modification to paragraph 1.38 in the Introduction to the Plan to make it clear that “where site allocations in the plan have an existing planning permission, the housing numbers agreed through the permission will be considered to be the minimum number of homes to be provided in any future scheme” (see MM05 of the schedule of proposed main modifications ED95).

The Council has also undertaken a review of Site Allocation Policy S7 24 - 86 Royal College Street in accordance with Action 74 of ED89 to ensure the policy is deliverable. Part of the site (previously occupied by ATS Tyres and now cleared) has planning permission for a healthcare facility (2020/0728/P), however the Council understands this permission is unlikely to be implemented. The other larger part of the site (occupied by Parcellforce) is currently subject to a planning application (2026/2199/P) for 127 homes and employment uses. It is currently anticipated that this application will be considered by Planning Committee in August 2026. The draft Local Plan identifies an indicative capacity for this site of 280 homes. If 127 homes are approved on the Parcellforce section of the site, it is unlikely that all of the remaining capacity for the site could be delivered on the ATS Tyres section of the site. Given this, the Council has undertaken further design-led capacity work to identify the number of homes that could be developed on the ATS section of the site. This has identified that approximately 71 homes could be delivered here. The Council have therefore proposed a modification to amend the indicative capacity for this site to 200 homes (rounded). This is set out in MM20 of the schedule of main modifications (ED95).

Furthermore, as part of the review of the housing trajectory, the Council also proposes to delete the following sites from the Plan, as they will be complete by the end of 2026:

- Site Allocation Policy S12 Belgrove House (see MM34 of the schedule of proposed main modifications ED95).
- Site Allocation Policy S27 Middlesex Hospital Annex 44 Cleveland Street (see MM42 of the schedule of proposed main modifications ED95).
- Site Allocation Policy S29 Charlton Street, Godwin and Crowndale Estate (see MM43 of the schedule of proposed main modifications ED95).
- Site Allocation C20 Highgate Centre, Highgate Road (see MM67 of the schedule of proposed main modifications ED95).

Other changes

In addition to responding to the actions identified through the examination hearings (ED89) and the Inspector's post hearings letter (ED90), the Council have also undertaken a comprehensive review of the schedules of modifications and deleted any modifications superseded by new modifications. A list of the modifications that have been deleted and the reasons why are set out below:

- Deleted MM78 - as it had been superseded by MM110 (now NMM60)
- Deleted MM45 - as we are now proposing to delete site allocation W13 551-557 Finchley Road from the Plan - see new proposed modification MM75
- Deleted MM89 - as this has been superseded by new proposed modification MM53
- Deleted MM40 - as this has been superseded by new proposed modification MM63
- Deleted MM71 - as this has been superseded by new proposed modification MM142

The Council has also proposed six new modifications. The reference and reason for the modification is set out below:

- MM79 (Site Allocation Policy N4 Hampstead Delivery Office) - Factual update to reflect that the site is in an Archaeological Priority Area.
- MM91 (Policy H4 Maximising the supply of affordable housing, para 7.155) - to ensure consistency with London Plan Policy H5, and clarify that an early stage review is also sought for schemes following the viability tested route.
- MM111 (Policy CC6 Energy use and the generation of renewable energy) – has been updated to correct a typographical error in Part A.2 of the Policy.
- NMM61 (Policy H1 Maximising housing supply, para 7.10) - to correct a typographical error.
- NMM96 (Policy NE2 Biodiversity, para 11.42) – factual update.
- NMM110 (Policies Map) – Propose to amend the legend to ensure the wording is aligned with the London View Management Framework and update the policies map to show the left side of the 'Wider Setting Consultation Area' for the following viewing corridors 2A.1, 3A.1, 4A.1 (as described in London View Management Framework Guidance), which was left off the map in error.

Basements note

In accordance with Action 30 in the actions and modifications table (ED89), the Council has also prepared a basements note (ED97) which is attached to this letter for your consideration. Where modifications have been proposed to Policy D6 Basements these are set out in the schedule of proposed main modifications ED95.

If you have any questions in relation to this letter, or require any further information, then please do not hesitate to contact us.

Yours sincerely,

R. Burden

Rebecca Burden

Development Plans Manager