

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

					Annual completions (by year) ⁵																
Ref ¹	Name	Size Ha	Total capacity	Planning status ²	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	Total	
South sub-area (major self-contained)																					
S2	Euston Area Plan (EAP)	Plan area ≈ 83	875 within Local Plan period	Allocations without permission				60		80	80	80	80	80	80	80	85	85	85	875	
S5	120-136 Camley Street	0.5	119	Permission granted				77	42											119	
S6	104-114 Camley Street and Cedar Way	2.5	750	Permission granted (3-30 Cedar Way)				220	172	71	71	72	72	72						750	
S7	24-86 Royal College Street	1.53	200	Application submitted for 24-58 Royal College Street with 127 homes				96	54	50										200	
S8	St Pancras Hospital	2.18	200	Draft allocation					100	100										200	
S9	Shorebase Access	0.19	41	Draft allocation							41									41	
S10	Bangor Wharf and Eagle Wharf	0.25	50	Draft allocation, application submitted for Bangor Wharf							50									50	
S11	Former RN Throat, Nose and Ear Hospital	0.61	72	Draft allocation								28	44							72	
S13 ³	Former Thameslink Station, Pentonville Road	0.06	22	Draft allocation						22										22	
S14	Land at Packerham Street and Wren Street	0.44	70	Draft allocation								35	35							70	

					Annual completions (by year) ⁵																
Ref ¹	Name	Size Ha	Total capacity	Planning status ²	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	Total	
Unallocated site (approved)																					
	Rugby Chambers 2 Rugby Street	0.02	11	GPDO prior approval granted		11														11	
SOUTH SUB-AREA TOTAL (major self-contained)					73	115	34	568	413	337	242	324	231	262	117	116	85	85	85	3,087	
Central sub-area (major self-contained)																					
C2	Regis Road and Holmes Road Depot	9	1,000	Resolution to grant subject to completion of S106 (part of western parcel)					240	95	95	100	100				125	125	120	1,000	
C3	Murphy Site	6.6	750	Draft allocation											150	150	150	150	150	750	
C4	Kentish Town Police Station	0.45	28	Resolution to grant subject to completion of S106 (Station House and land to the west)				28												28	
C5	369-377 Kentish Town Road	0.03	14	Commenced		14														14	
C6	Kentish Town Fire Station	0.24	30	Draft allocation							30									30	
C7	Morrisons Supermarket	2.7	636 (529 within Local Plan Period)	Commenced	170		82	10		156	111									529	
C9	100 Chalk Farm Road	0.73	30	Commenced		30														30	
C10	Juniper Crescent Estate	1.4	358	Resolution to grant subject to completion of S106				46	61	120			63	68						358	
C11	Network Rail land at Juniper Crescent	0.9	55	Draft allocation										55						55	
C12	Gilbey's Yard Estate	0.8	120	Draft allocation												60		60		120	

[illegible]

					Annual completions (by year) ⁵																
Ref ¹	Name	Size Ha	Total capacity	Planning status ²	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	Total	
	204 Finchley Road																				
W7	Gondar Gardens Reservoir	1.24	30	Draft allocation					30											30	
W8	88-92 Kilburn High Road	0.21	21	Draft allocation												21				21	
W9	Land at Midland Crescent	0.15	9	Commenced										9						9	
W10	104A Finchley Road	0.08	31	Permission granted				31												31	
W12 ³	100 Avenue Road	0.41	251	Permission granted		79	172													251	
Unallocated sites (approved/ awaiting determination)																					
	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		10														10	
WEST SUB-AREA TOTAL (major self-contained)					0	102	473	243	203	116	90	99	75	139	130	151	130	130	130	2,211	
North sub-area (major self-contained)																					
N3	Queen Mary's House	0.60	98	Draft allocation							49	49								98	
N4	Hampstead Delivery Office	0.35	45	Draft allocation											25	20				45	
Unallocated site (Council development)																					
	Highgate Road/ Glenhurst Avenue (CIP small sites)	0.02	10	Resolution to grant subject to completion of S106			10													10	
NORTH SUB-AREA TOTAL (major self-contained)					0	0	10	0	0	0	49	49	0	0	25	20	0	0	0	153	
TOTAL MAJOR SELF-CONTAINED (all sub-areas) [above]					255	394	709	962	1,047	970	719	578	668	524	651	526	690	550	684	9,927	

[illegible]

					Annual completions (by year) ⁵																
Ref ¹	Name	Size Ha	Total capacity	Planning status ²	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	Total	
C19	Arlington Road former depot site	0.26	178 student bedrooms	Commenced			71.2													71.2	
	180 Arlington Road/ 14 Parkway	0.29	244 student bedrooms	Permission granted				97.6												97.6	
	Camden Road Hostel 248-250 Camden Road	0.13	12 additional homeless hostel rooms	Commenced	6.7															6.7	
	Former PH, 89 Holmes Road/ 76 Willes Road	0.02	8 HMO rooms	Permission granted		4.4														4.4	
	65-69 Holmes Road	0.24	8 additional student bedrooms	Permission granted	3.2															3.2	
CENTRAL SUB-AREA TOTAL (non-self-contained, C3 equiv)					9.9	110	71.2	133.6	114.8	7.6	0	0	0	0	0	0	0	0	0	447.1	
West sub-area (non-self-contained, C3 equiv)																					
W2 (part)	14 Blackburn Road (Plot S8 of O2 Centre permission, owned separately)	0.24	192 student bedrooms	Application submitted					76.8											76.8	
W9	Land at Midland Crescent, Finchley Road	0.15	60 student bedrooms	Commenced										24						24	
	IQ Haywood House Student, Blackburn Road	0.40	41 additional student bedrooms	Permission granted		16.4														16.4	
WEST SUB-AREA TOTAL (non-self-contained, C3 equiv)					0	16.4	0	0	76.8	0	0	0	0	24	0	0	0	0	0	117.2	

					Annual completions (by year) ⁵																
Ref ¹	Name	Size Ha	Total capacity	Planning status ²	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	Total	
North sub-area (non-self-contained, C3 equiv)																					
N2	Former Mansfield Bowling Club	0.85	78 care home bedrooms	Permission granted								78								78	
	Chester Road Hostel, 2 Chester Road	0.22	22 additional homeless hostel rooms	Commenced	12.2															12.2	
NORTH SUB-AREA TOTAL (non-self-contained, C3 equiv)					12.2	0	0	0	0	0	0	78	0	0	0	0	0	0	0	90.2	
TOTAL NON-SELF-CONTAINED (all sub-areas) [above]					22.1	155.6	161.2	166.8	191.6	7.6	0	78	0	24	0	0	0	0	0	806.9	
TOTAL MAJOR SELF-CONTAINED (all sub-areas) [repeated from above]					255	394	709	962	1,047	970	719	578	668	524	651	526	690	550	684	9,927	
TOTAL C3 EQUIVALENT ABOVE (major self-contained + all non-self-contained)					277.1	549.6	870.2	1,128.8	1,238.6	977.6	719	656	668	548	651	526	690	550	684	10,733.9	
NON-MAJOR PERMISSIONS ⁴ (self-contained only)					107	108														215	
WINDFALLS ⁴ (non-major self-contained only)							145	145	145	145	145	145	145	145	145	145	145	145	145	1,885	
GRAND TOTAL (major self-contained + non-self-contained + non-major self-contained permissions + windfalls)					384.1	657.6	1,015.2	1,273.8	1,383.6	1,122.6	864	801	813	693	796	671	835	695	829	12,833.9	

Notes

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

² The Planning status column provides the most advanced stage reached by the relevant site.

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

[The distinction between sites that are “Under construction” and “Commenced but not currently under construction” has been removed as it reflected a subjective judgement by the officer visiting the site – all sites where development is considered to have been formally implemented are now described simply as “Commenced”].

³ Sites where the completion of development was anticipated during 2025/26, but has been delayed until later in 2026, are proposed to be deleted from the draft Local Plan and removed from the Housing Land Supply Table, as discussed in hearings held as part of the Public Examination of the draft Local Plan. The sites are:

S12 - Belgrove House, Euston Road (off-site housing at Acorn House, Gray's Inn Road)

S27 - Middlesex Hospital Annex, 44 Cleveland St

S29 - Chalton Street, Godwin and Crowndale Estate

W11 - Abbey Co-Op Housing Site, Emminster and Hinstock

W13 - 551-557 Finchley Road

W14 - 317 Finchley Road

⁴ 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”.

⁵ Information provided by landowners / site promoters has been used to update the anticipated phasing for the site allocations in the housing trajectory above. Where the anticipated phasing of sites or the number of homes phased in each year has changed we have highlighted the cells yellow for ease of reference. An explanation of the changes made to sites included in the trajectory and the evidence that supports this is then set out in ED100.

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

