



Authority Monitoring Report (AMR)

2023-2024



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Chapter 1: Introduction

- 1.1 The purpose of this Authority Monitoring Report (AMR) is to assess the extent to which the policies set out in the Camden Local Plan 2017 are being achieved. The information in this report allows Camden's Planning Service to identify which policies are performing as intended and if any need to be reviewed.
- 1.2 Under the Planning regulations, local planning authorities must publish information that:
 - shows how the implementation of their adopted plans is progressing
 - reports on local plan preparation
 - reports any activity relating to the duty to co-operate
 - provides up-to-date information on neighbourhood plans.
- 1.3 This AMR reports on the period from **1 April 2023 to 31 March 2024**.

Progress with policy documents

- 1.4 This section provides an update on the progress of all planning policy documents being prepared in relation to the timetables in the Council's [Local Development Scheme](#) (LDS). The most recent LDS was published in March 2025.

Draft new Local Plan

- 1.5 The Council is preparing a new Local Plan for Camden. The draft new Local Plan sets out the Council's vision for future development in the borough over the period from 2026 to 2041 and includes planning policies and site allocations to help us achieve this.
- 1.6 The Council published the draft new Local Plan for public consultation and engagement from January to March 2024 (Regulation 18). The results of this engagement were used to inform the development an updated version of the draft Local Plan which was published for further consultation and engagement on 1 May 2025 (Regulation 19). Further information about the Camden Local Plan Proposed Submission Draft is available on the [Council's website](#).
- 1.7 Following the close of the consultation, the Plan will be submitted for public examination by a Planning Inspector and further comments invited. If the Plan is found 'sound' by the Inspector it will be adopted by the Council for use in planning decisions, superseding the Camden Local Plan 2017, the Site Allocations Plan 2013 and the site allocations in the Fitzrovia Area Action Plan (2014).

Euston Area Plan

- 1.8 The Euston Area Plan is a strategic plan to help shape change in the area around Euston Station up to 2031. It seeks to ensure that, if the HS2 high speed rail link goes ahead, we can secure the best possible future for residents, businesses and visitors to Euston. It was prepared jointly by Camden Council, the Greater London Authority and Transport for London and was adopted by the Council in 2015.
- 1.9 The Council consulted on an updated version of the Euston Area Plan at the start of 2023. Further consultation held in summer 2024 was intended to show a 'direction of travel', highlighting key Government announcements and the effect that they could have on the updates to the EAP. Work continues the update to the Euston Area Plan, with consultation on a submission draft of the Plan expected in Autumn 2025.

Planning documents recently adopted

Holborn Vision

- 1.10 The Council adopted the Holborn Vision as a Supplementary Planning Document in January 2025 to guide future development and investment in the Holborn area. Public consultation on the draft Holborn Vision took place from February to April 2024.

Regis Road Area Guidance

- 1.11 The Council adopted the Regis Road Area Guidance Supplementary Planning Document (SPD) on 10 March 2025 as an addendum to the Kentish Town Planning Framework (KTPF) (which was adopted by the Council in 2020). The SPD builds on the policies and priorities in the adopted Local Plan to guide future development, investment and infrastructure in the Regis Road Area and help deliver comprehensive regeneration. It reinforces and adds detail to the KTPF's vision and objectives for a mixed and more connected neighbourhood.

Other planning documents

Table 1 – Other Planning Documents

Document	Description	Adoption Year	Status
<u>Camden Local Plan</u>	The Local Plan is the Council's main planning document and sets out planning policies to manage development in Camden.	2017	Under review. Will be superseded by the new Local Plan once it is adopted.

Document	Description	Adoption Year	Status
Site Allocations Local Plan	The Site Allocations Local Plan allocates sites for development and sets out the Council's expectations for them.	2013	Under review. Will be superseded by the new Local Plan once it is adopted.
Fitzrovia Area Action Plan	The Fitzrovia AAP responds to the significant pressure for development in this area and co-ordinates development proposals across a number of significant sites.	2014	When it is adopted, the new Local Plan will supersede the policies and guidance relating to specific opportunity sites within the Fitzrovia Area Action Plan.
North London Waste Plan	The North London Waste Plan sets out the planning framework for waste management in the seven north London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. It identifies a range of suitable sites for the management of North London's waste up to 2031 and includes policies and guidance for determining planning applications for waste developments.	2022	Adopted. For further details please visit: www.nlwp.net
Local Plan Policies Map	The Local Plan Policies Map shows the areas where adopted policies from all development plan documents apply and the location of allocated development sites.	2017	The policies map will be updated when the new Local Plan is adopted.
Community Infrastructure Levy (CIL) Charging Schedule	The Community Infrastructure Levy is a charge collected from new developments, which funds key infrastructure	2020	Adopted. For further details please visit: https://www.camden.gov.uk/community

Document	Description	Adoption Year	Status
	such as transport projects, and community facilities. The CIL Charging Schedule sets out the charges that will apply to new development in Camden.		y-infrastructure-levy
Camden Planning Guidance	Camden Planning Guidance (CPG) is a series of documents that provide further advice and information on how we will apply our planning policies.	Phase 1 - 2018 Phase 2 - 2019 Phase 3 - 2021	Adopted. For further details please visit: https://www.camden.gov.uk/planning-policy-documents
Area Frameworks	The Council has prepared a series of planning frameworks and briefs to help support and guide the redevelopment of specific sites and areas.	Various dates	Adopted. For further information please visit Planning frameworks and briefs - Camden Council
Statement of Community Involvement	The SCI sets out how the Council involves local people when considering planning applications and preparing our planning policies.	2024	The updated SCI was adopted by the Council on 19 April 2024.

Neighbourhood planning

- 1.12 Neighbourhood plans are planning documents that are prepared by the community, with the Council providing support and advice, to influence the future of their area. They set out the community's vision and general planning policies to shape and direct development in their neighbourhood.
- 1.13 Neighbourhood Forums are valid for five years from the date of designation. When the five-year period ends forums need to be re-designated if they are to continue working on statutory neighbourhood planning matters. As of 31 March 2024, there were eight neighbourhood forums in Camden designated within the previous five years. (Neighbourhood Area designations do not have a time limit.)

Table 2 - Dates of neighbourhood area and forum designations

Name	Area designated	Forum designated	Forum most recently re-designated
Camley Street	21 Feb 2014	21 Feb 2014	10 May 2019
Church Row and Perrins Walk	05 Sept 2014	05 Sept 2014	
Dartmouth Park	07 Oct 2018	07 Oct 2013	17 Dec 2018
Drummond Street	10 May 2019	10 May 2019	
Fitzrovia East	03 April 2014		
Fortune Green and West Hampstead	09 May 2013	09 May 2013	12 April 2019
Hampstead	07 Oct 2014	07 Oct 2014	12 Nov 2024
Highgate (also covers part of Haringey)	17 Dec 2012	07 Dec 2012	26 March 2018 8 Sept 2023
Kilburn (also covers part of Brent)	03 June 2016	03 June 2016	28 Jan 2022
Kentish Town	10 April 2013	10 April 2013	4 March 2025
Mount Pleasant (also covers part of Islington)	04 Feb 2016	04 Feb 2016	08 Sept 2023
Redington and Frognal	05 Sept 2014	05 Sept 2014	25 Oct 2019
Somers Town	13 June 2013	13 June 2013	15 Jan 2025

1.14 Camden has adopted ('made') seven Neighbourhood Plans prepared by the local community, following independent examinations and public referendums:

- [Fortune Green and West Hampstead Neighbourhood Plan \(September 2015\)](#)
- [Kentish Town Neighbourhood Plan \(September 2016\)](#)
- [Highgate Neighbourhood Plan \(September 2017\)](#)
- [Hampstead Neighbourhood Plan \(October 2018\)](#)
- [Dartmouth Park Neighbourhood Plan \(March 2020\)](#)
- [Redington and Frognal Neighbourhood Plan \(Sept 2021\)](#)
- [Camley Street Neighbourhood Plan \(Sept 2021\)](#)

1.15 The Hampstead Neighbourhood Forum have prepared a revised Hampstead Neighbourhood Plan 2025-2040 that has passed independent examination. The Council is expected to 'make' (adopt) the Plan in July 2025.

1.16 The Council is also working with LB Brent to support the Kilburn Neighbourhood Forum in preparing their draft neighbourhood plan. The draft Kilburn

Neighbourhood Plan is currently published for consultation and the closing date for comments is the 11 July 2025.

Duty to co-operate

1.17 Under the Localism Act 2011, councils are required “to engage, constructively, actively and on an ongoing basis” with neighbouring planning authorities, and other prescribed bodies (as set out in Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012), on strategic cross-boundary matters relating to the preparation of local development documents. The Council maintains a record of Duty to Co-operate actions which is presented at public examinations for the preparation of all relevant documents. A list of key Duty to Co-operate actions for the reporting years are set out below.

1.18 Key actions included:

- Attending quarterly borough meetings with the GLA to discuss viability matters
- Attending regular meetings with Registered Providers of affordable housing to discuss general strategic issues
- Met with Brent to discuss strategic matters (April 2023)
- Met with Islington to discuss strategic matters (September 2023)
- Met with Westminster to discuss strategic matters (September 2023)
- Met with Barnet to discuss strategic matters (September 2023)
- Met with City of London to discuss strategic matters (November 2023)
- Officers regularly attended Association of London Borough Planning Officers meetings with London authorities and GLA representatives to discuss general strategic issues
- Officers attended Central London Forward policy officer meetings with other Central London boroughs.

Chapter 2: Housing

- 2.1 The [Camden Local Plan 2017](#) includes a number of policies to maximise the supply of housing in the borough and to protect existing homes. The plan also seeks to support the delivery of a range of housing types suitable for households and individuals with different needs. Relevant policies include:
- Policy H1 Meeting housing needs
 - Policy H2 Maximising the supply of self-contained housing from mixed use schemes
 - Policy H3 Protecting existing homes
 - Policy H4 Maximising the supply of affordable housing
 - Policy H5 Protecting and improving affordable housing
 - Policy H6 Housing choice and mix
 - Policy H7 Large and small homes
 - Policy H8 Housing for older people, homeless people and vulnerable people
 - Policy H9 Student housing
 - Policy H10 Housing with shared facilities
 - Policy H11 Accommodation for travellers
- 2.2 This section focuses on progress against the aims and objectives set out in the Local Plan in relation to meeting housing needs. It monitors progress in relation to five indicators, which are set out below.

Meeting Housing Needs Indicator 1

To **deliver 1,038 net additional homes per year** to meet the housing target set for Camden in the 2021 London Plan

- 2.3 The Camden Local Plan 2017 identifies a need for 1,120 homes (self and non-self-contained) per year over the plan period to 2031.
- 2.4 The London Plan 2021 sets a housing target for Camden of 10,380 additional homes over a ten year period from 2018/19 to 2028/29, which equates to a need to deliver a minimum of 1,038 homes per year. This includes 3,280 homes from small sites.
- 2.5 The housing target in the London Plan superseded the housing target in the Local Plan and is therefore used as the basis for our housing monitoring.
- 2.6 Table 3 below shows the total number of homes approved in 2023/24 and Table 4 below shows total housing completions.

Table 3 – Total number of homes approved

Monitoring Year	2023/24
Self- contained homes	763*
Non self-contained housing (C3 equivalent)	20
Total (net)	783

GLA Planning London Datahub

*This figure includes 608 new homes that were permitted for the detailed element of the re-development of the O2 Centre in West Hampstead (2022/0528/P). 1800 homes have been approved through the outline planning application for the re-development of the whole site and future AMRs will reflect the approval of subsequent Reserved Matters applications.

Table 4 – Total housing completions

Monitoring Year	2023/24
Housing Target	1,038
Self-contained homes	612
Non self-contained housing (C3 equivalent)	-4
Total (net)	608

GLA Planning London Datahub

- 2.7 Self-contained housing is the priority land use in the Local Plan. Self-contained homes are those where all the rooms, including the kitchen, bathroom and toilet, are behind a door that only one household can use (Use Class C3). Figures for self-contained homes also include properties in Use Class C4 as changing the use in either direction between C3 and C4 is permitted by the General Permitted Development Order (so does not require planning consent). (Use Class C4 refers to small houses in multiple occupation, these are houses or flats occupied by three to six residents comprising two or more households and sharing facilities such as kitchens, bathrooms or living rooms).
- 2.8 Non-self-contained housing refers to student accommodation, care homes, hostels for long-term residents, and larger houses in multiple occupation (houses or flats occupied by more than six residents comprising two or more households and sharing facilities such as kitchens). Projected additions or losses of bedrooms in non-self-contained housing are converted into an equivalent number of self-contained homes (C3) by applying the factors set out in London Plan paragraph 4.1.9.

Meeting Housing Needs Indicator 2

To deliver 5,300 **additional affordable homes** from 2016/17 – 2030/31

- 2.9 Policy H4 'Maximising the supply of affordable housing' of the Camden Local Plan 2017 seeks on-site affordable housing from developments with capacity for 10 additional homes or more, and seeks financial contributions from smaller developments that create additional residential floorspace and homes. A target of 50% affordable housing (by floorspace) applies to developments with capacity for 25 additional homes or more.
- 2.10 Table 5 below shows the number of affordable homes completed from the start of the Local Plan period (2016/17) to 2023/24 and also sets out the financial contributions received in lieu of affordable housing being provided on-site.

Table 5 – Affordable housing completions

Monitoring Year	Total number of completed self-contained homes including affordable housing		Affordable housing completed (number of homes)		Financial contribution in lieu of affordable housing secured
	Gross	Net	Gross	Net	
2017/18	1,102	945	308 (28%)	252 (27%)	£2.9m
2018/19	941	827	266 (28%)	266 (32%)	£1.04m
2019/20	1,121	985	157 (14%)	148 (15%)	£4.40m
2020/21	525*	509*	119 (23%)*	117 (23%)*	£1.62m
2021/22	464	536	120 (20%)	120 (22%)	£9.0m
2022/23	386	358	1 (0%)	1 (0%)	£2.0m
2023/24	662	612	242 **(37%)	242** (40%)	£6.9m

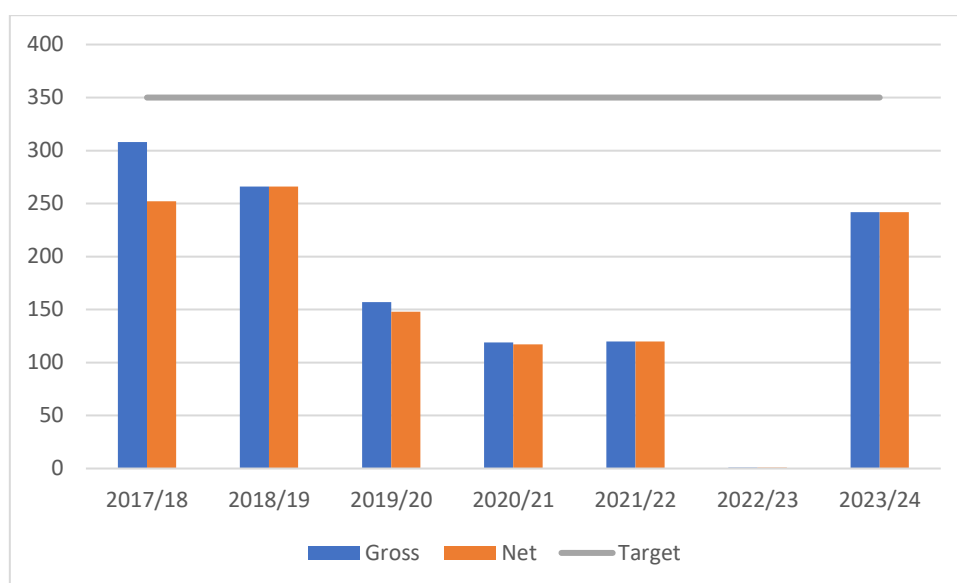
London Development Database / * Planning London Datahub / Housing Flow Reconciliation: calculated using a new GLA / DLUHC protocol – losses are counted when development starts, not completion.

Note: gross figures include all homes completed, whereas the net figures take into account the number of homes lost through demolition or conversion as part of the development.

**There are a modest number of affordable homes (17) at the north-eastern edge of the King's Cross Central development that are part of blocks based in Camden, but where the homes have been assigned to Islington by the Planning London Datahub, as a significant proportion of the wider site is located there. Given this, these 17 units are not included in the figures above.

- 2.11 Over the plan period to date (from 2016/17 to 2023/24) a total of 1,286 (net) additional affordable homes have been completed in the borough.

Figure 1 - Affordable housing completions against the target



Meeting Housing Needs Indicator 3

To deliver 160 additional student housing places per year, to meet the borough target of 2,400 **additional student places** from 2016/17 – 2030/31

- 2.12 The Camden Local Plan sets a target for at least 2,400 additional places in student housing over the plan period (2016/2017 to 2030/31), equivalent to 160 places per year (see Policy H9 Student Housing).
- 2.13 Table 6 below shows the number of student places approved over the monitoring period and Table 7 below shows the number of student places completed in the borough from the start of the local plan period to 2023/24.

Table 6 – Student places approved

Monitoring Year	Gains	Losses	Total
2023/24	41	0	41

Planning Policy, London Borough of Camden

Table 7 – Student places completed

Monitoring Year	Monitoring Target	Student places completed		
		Gains	Losses	Total
2023/24	160	17	0	17

GLA Planning London Datahub.

- 2.14 Over the plan period to date (from 2016/17 to 2023/24) a total of 240 additional student places have been completed in the borough; this includes a gain of 17 student places over the monitoring period.

Meeting Housing Needs Indicator 4

To protect existing and support the provision of new care homes, hostels and homes in multiple occupation.

- 2.15 Local Plan Policy H8 Housing for older people, homeless people and vulnerable people resists the loss of floorspace in a variety of uses including sheltered housing, care homes, and hostels for homeless people. Policy H10 Housing with shared facilities resists the loss of bedsits in houses in multiple occupation, long-stay hostels and other long-term accommodation where some rooms and facilities are shared by people from different households.
- 2.16 Approvals and completions data for self-contained supported housing (Use Class C3) and self-contained small houses in multiple occupation (Use Class C4) are recorded as part of Tables 3 and 4 above.
- 2.17 Table 8 below shows the number of non-self-contained homes (bedrooms) (care homes, hostels and homes in multiple occupation) approved over the monitoring period.

Table 8 – Non-self-contained homes approved (bedrooms) (care homes, hostels and homes in multiple occupation)

Monitoring Year	Gains	Losses	Total
2023/24	8	0	8

GLA Planning London Datahub

- 2.18 Table 9 below shows the number of non-self-contained homes (bedrooms) (care homes, hostels and homes in multiple occupation) completed over the monitoring period.

Table 9 - Non-self-contained homes (bedrooms) (care homes, hostels and homes in multiple occupation) completed

Monitoring Year	Gains	Losses	Total
2023/24	7	-11	-4

GLA Planning London Datahub.

- 2.19 Over the plan period to date (from 2016/17 to 2023/24) there has been a total net loss of 326 non-self-contained units (bedrooms)(care homes, hostels and homes in multiple occupation).

Meeting Housing Needs Indicator 5

To secure a **range of housing types** to meet housing needs

- 2.20 The Council aims to secure a range of suitable housing types, as well as a range of tenures. Camden Local Plan Policy H7 states that Camden “will contribute to the creation of mixed and inclusive communities” by securing a range of self-contained homes of different sizes, requiring all housing development to include a mix of large and small homes.
- 2.21 Table 10 below shows the percentage mix of home sizes completed in the borough over the plan period to date.

Table 10 – Percentage mix of home sizes completed

Year	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
2017/18	3%	28%	44%	20%	4%	>1%
2018/19	3%	31%	40%	19%	5%	1%
2019/20	3%	34%	42%	17%	3%	1%
2020/21	2%	37%	40%	17%	2%	1%
2021/22	2%	21%	47%	22%	4%	4%
2022/23	3%	29%	48%	16%	5%	0%
2023/24	5%	43%	41%	10%	1%	1%

GLA Planning London Datahub

- 2.22 Policy H7 also seeks to ensure that all housing development contributes to meeting the priorities set out in the dwelling size table below. The Local Plan Dwelling Size Priorities Table (Table 11) is based on the outputs of the Camden Strategic Housing Market Assessment 2016, considered alongside the mismatch between the need for large affordable homes (indicated by overcrowding) and supply (indicated by average number of bedrooms per household) and the cost constraints on delivering large intermediate homes. Dwelling sizes are expressed in terms of number of bedrooms and distinct priorities are identified for market housing, intermediate housing and social-affordable rent. In addition to this, through Camden Planning Guidance, the Council also sets a target for 50% of social-affordable rented homes to be large homes with three-or-more bedrooms.

Table 11 – Local Plan Dwelling Size Priorities

	1 bedroom or studio	2 bedrooms	3 bedrooms	4 bedrooms
Social affordable rented	Lower	High	High	Medium
Intermediate affordable	High	Medium	Lower	Lower
Market	Lower	High	High	Lower

- 2.23 Table 12 below show the mix that has been delivered in each of the three main tenures (Social affordable rent, Intermediate, Market) over the monitoring period.

Table 12 – Percentage mix of home sizes completed by tenure 2023/24

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Tenure percentage of all homes
Social affordable rent	2%	40%	30%	19%	6%	4%	9%
Intermediate	20%	61%	19%	0%	0%	0%	17%
Market	6%	43%	39%	9%	1%	1%	74%

Chapter 3: Economy and Jobs

- 3.1 The [Camden Local Plan 2017](#) includes a number of policies to support economic growth and protect employment sites in Camden. The Plan also seeks to secure and retain jewellery workshops and related uses in the Hatton Garden Jewellery Industry Area. In addition to supporting tourism development and visitor accommodation. Relevant policies include:
- Policy G1 Delivery and location of growth
 - Policy E1 Economic development
 - Policy E2 Employment premises and sites
 - Policy E3 Tourism
- 3.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to the local economy and jobs. It monitors progress in relation to four key indicators, which are set out below.

Economy and Jobs Indicator 1

Deliver **net gains in employment floorspace** and job growth, including 695,000 square meters of additional office floorspace from 2014 - 2031

- 3.3 Policy G1 of the 2017 Camden Local Plan seeks to meet Camden's objectively assessed need for approximately 695,000 square metres of additional office floorspace over the Plan period to 2031. Policy E1 sets out how we will deliver this, with a focus on directing new office development to the growth areas, Central London and Camden's town centres.
- 3.4 In 2020, the Government made changes to the Use Classes Order, which introduced a new 'Commercial, Business and Service' use class (Class E). This includes the former B1 use class (such as offices and light industry) as well as shops, financial services, restaurants and cafes, medical and health services, and nurseries. Changes between these uses are not considered 'development' and therefore a planning application (or prior approval application) is not needed.
- 3.5 Previous AMRs have monitored changes in employment floorspace completions based on the B Use Class. This has shown that over the period from 2014/2015 to 2022/2023 there has been a net gain in employment floorspace from completions of 110,799 sqm. This comprises:
- A gain of 130,650 sqm of B1 uses (including office, research and development, light industry) of which 127,985 sqm is B1a Offices;
 - A loss of 4,421 sqm of B2 uses (General industrial); and
 - A loss of 15,430 sqm of B8 uses (Storage and distribution).

- 3.6 Given the introduction of Use Class E and the increase in applications for Class E uses, this AMR now categorises employment floorspace completions into Class E (offices), Class E (Industrial), Class E (Research and Development), B2 (General Industrial) and B8 (Storage and Distribution). The results of the monitoring for 2023/24 are set out in Table 13 below.

Table 13 - Net change in employment land floorspace, completed development (sqm)

	E (office)	E (industrial)	E (research & development)	B2	B8	Total
2023/24	9,257	682	683	0	0	10,622

- 3.7 Adding the employment floorspace completions for this monitoring year (set out in Table 13) to the results of the monitoring from previous years (summarised in para 3.5 above) shows that over the period from 2014 to 2024 there has been a total net gain in employment floorspace completions of 121,421sqm, of which 137,242sqm has been offices.
- 3.8 Table 14 below shows the total employment floorspace either under construction or with planning permission but not started in the borough up to the end of the monitoring period.

Table 14 - Planning approvals either under construction or not started 31 March 2024

Use	Not started (sqm)	Under construction (sqm)
Net E (office)	20,788	131,541
Net E (industrial)	-481	0
Net E (research and development)	0	0
Net B2	-273	-115
Net B8	-4,194	8,793
Total	14,840	140,219

- 3.9 The amount of employment floorspace currently under construction can largely be attributed to four major schemes: Ugly Brown Building (28,000sqm), Morrisson's (13,000 sqm), Royal National Ear Nose and Throat Hospital (14,000sqm) and a Reserved Matters application for King's Cross (76,000 sqm). Overall, there has been a decrease in employment floorspace under construction from the previous AMR due to the fact that the redevelopment of King's Cross is largely complete.
- 3.10 Table 15 below shows the total employment floorspace approved, including losses, over the monitoring year. Significant schemes approved during 2023/24 which will potentially lead to gains in employment floorspace (namely Class E (office)) include: King's Cross Plot F1 (2023/1881/P), which included 4380sqm employment floorspace; Selkirk House (2023/2510/P), which included 22,650sqm

employment floorspace; the re-development of the O2 Centre (2022/0528/P), which included 800sqm employment floorspace; and 55 Tottenham Court Road & 16-24 Whitfield Street (2023/3808/P), which included 4,816sqm employment floorspace.

Table 15 - Employment land floorspace, planning approvals (net change)(sqm)

Year	E (office)	E (industrial)	E (research and development)	B2	B8	Total (net)
2023/2024	43,124	0	0	- 1,483	-1,800	39,841

3.11 In terms of employment floorspace approved over the Plan period to date, previous AMRs have monitored changes in employment floorspace approvals based on the B Use Class. This has shown that over the period from 2014/2015 to 2022/2023 there has been a net gain in employment floorspace approved of 386,698 sqm. This comprises:

- A gain of 408,866 sqm of B1 uses (including office, research and development, light industry) of which 372,579 sqm is B1a Offices;
- A loss of 8,663 sqm of B2 uses (General industrial); and
- A loss of 13,505 sqm of B8 uses (Storage and distribution).

3.12 Adding the employment floorspace approved for this monitoring year (set out in Table 15) to the results of the monitoring from previous years (summarised in para 3.11 above) shows that over the period from 2014 to 2024 there has been a total net gain in employment floorspace approved of 426,539sqm, of which 415,703sqm has been offices.

Economy and Jobs Indicator 2

No overall net loss of premises suitable for use as jewellery workshops and related uses in the Hatton Garden Jewellery Industry Area

3.10 The Council promotes and protects the jewellery industry in Hatton Garden. The Hatton Garden area boundary can be viewed on the Council's [Local Plan Policies Map](#). Under our planning policies, we will only permit the conversion of employment premises in the Hatton Garden area, where it can be demonstrated that they have been vacant and marketed for at least two years and are replaced by a mixed-use development including jewellery workshops. The tables below show the jewellery workshop floorspace approved and completed over the monitoring period.

Table 16 – Jewellery workshop floorspace approved (sqm)

	2020/21	2021/22	2022/23	2023/24
Gains	231	449	0	168
Losses	0	-139	-220	0
Total (net)	231	310	-220	168

Table 17 – Jewellery workshop floorspace completed (net)(sqm)

2014/15 to 2022/23	2023/24
687	0

Economy and Jobs Indicator 3

Local training scheme places secured from completed development

3.11 The Local Plan explains how the Council will secure employment and training contributions through the planning process.

3.12 Table 18 below provides information on the number of apprenticeship places we have negotiated and secured through section 106 legal agreements for development schemes over the monitoring period.

Table 18 - Total apprenticeship places secured through Section 106

2021/22	2022/23	2023/24
26 apprenticeships 19 work placements	436 apprenticeships 289 work placements	170 apprenticeships 88 work placements

3.13 In addition to this, £489,919 was secured in 2023/24 for employment and training initiatives.

Economy and Jobs Indicator 4

Contribute to the London Plan target of achieving 58,000 **net additional hotel bedrooms** across London by 2041

- 3.14 The London Plan sets a target of achieving 58,000 net additional hotel bedrooms across London by 2041. Table 19 below shows the net additional hotel bedrooms completed in Camden over the period from 2014/15 to 2023/24.

Table 19 – Hotel room completions (net)

2014/15 to 2022/23	2023/24
2,522	80

Chapter 4: Town Centres and Shopping

- 4.1 The [Camden Local Plan 2017](#) identifies a need for an additional 30,000sqm of retail floorspace in Camden from 2014 to 2031. The Plan includes policies to support the vitality of Camden's town and shopping centres. Relevant policies include:
- Policy TC1 Quantity and location of retail development
 - Policy TC2 Camden's centres and other shopping areas
 - Policy TC3 Shops outside of centres
 - Policy TC4 Town centre uses
 - Policy TC5 Small and independent shops
 - Policy TC6 Markets
- 4.2 From 1 September 2020 substantial changes were made to the planning use classes. Of particular significance for centres is the introduction of Use Class E, which includes (former use classes in brackets): shops (A1); financial and professional services (A2); restaurants and cafes (A3); and offices (B1a). Changes of use within a use class are not considered to be development and therefore do not require planning permission. This reduces the Council's ability to influence planning and development within centres, including policies for managing the mix of uses in centres and frontages.
- 4.3 A limited number of common town centre uses are not within Use Class E and are now considered to be/remain 'sui generis' (that is, not included in any use class). These include (former use class in brackets): pubs (A4), hot food takeaways (A5), betting shops and laundrettes. Changes from these uses require a planning application to be submitted, meaning that the Council can influence their loss and the provision and location of new uses as appropriate.
- 4.4 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to Town Centres and shopping. It monitors progress in relation to three indicators, which are set out below.

Town Centres and Shopping Indicator 1

Minimise the number of **vacant premises**.

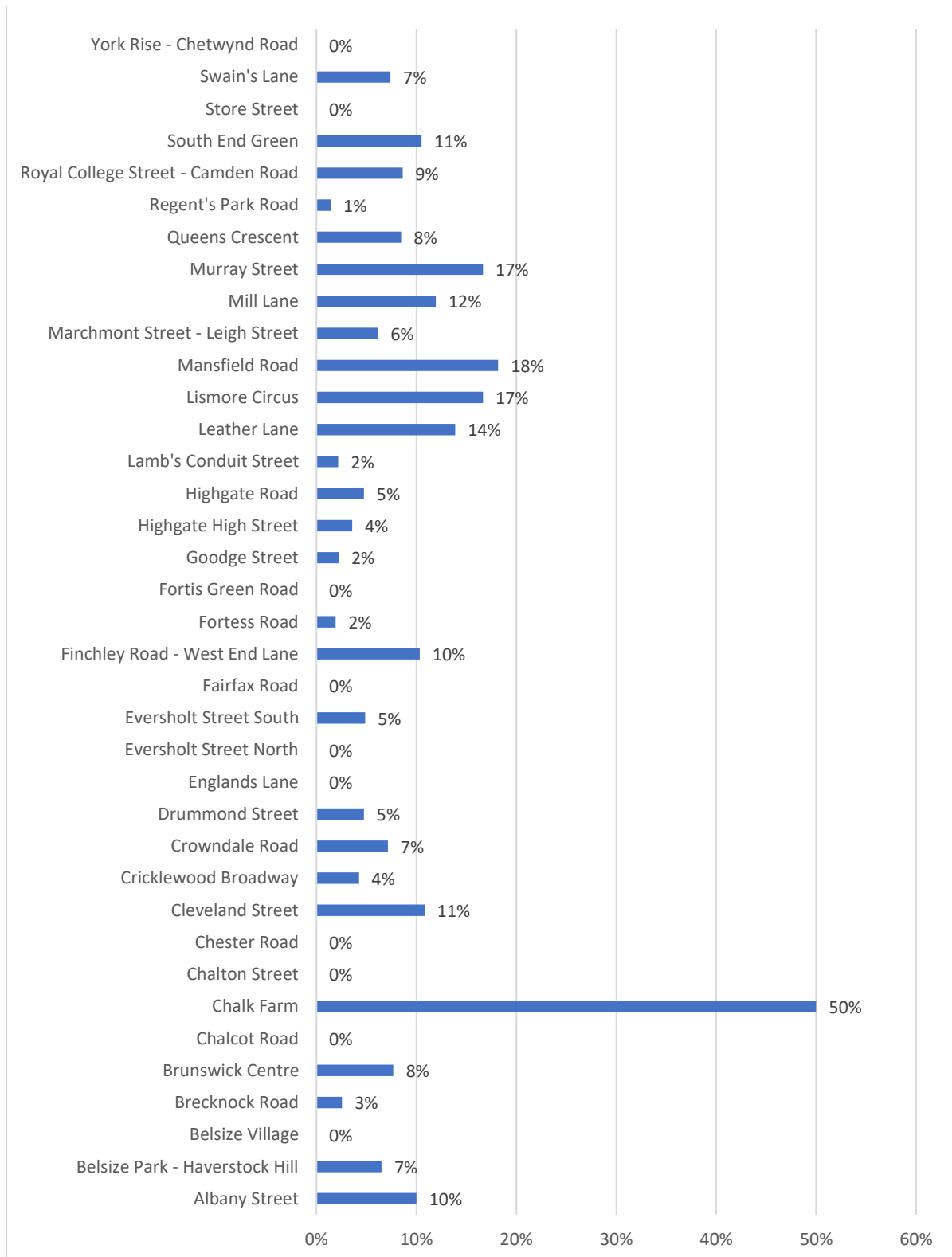
- 4.5 The proportion of vacant shops on shopping streets is an important indicator of the health of that centre. Our retail surveys have tracked changes in vacancies over time at a centre level. The most recent retail survey was undertaken in 2024, the results of which are available to view on our website [Camden Retail Frontages Survey | Open Data Portal](#). The location of the centres surveyed is shown on Camden's [Local Plan Policies Map](#).

- 4.6 Table 20 below shows the percentage of vacant premises in the borough's designated shopping areas over the last six retail surveys, which were undertaken in 2016, 2017, 2018, 2019, 2022 and 2024.

Table 20 – Vacant premises in designated shopping areas

Type of shopping area	Retail Survey Year					
	2024	2022	2019	2018	2017	2016
Town Centres						
Camden Town	6%	8%	4%	4%	3%	5%
Finchley Road Swiss Cottage	14%	8%	5%	5%	7%	3%
Hampstead	2%	6%	5%	5%	3%	4%
Kentish Town	10%	6%	10%	10%	10%	8%
Kilburn	8%	6%	4%	4%	4%	7%
West Hampstead	5%	4%	7%	7%	7%	6%
Specialist Shopping Areas in Central London						
Denmark Street	33%	22%	36%	-	-	-
Fitzrovia	3%	11%	6%	6%	6%	2%
Hatton Garden	1%	2%	4%	4%	3%	3%
Museum Street	13%	14%	3%	3%	4%	7%
Seven Dials	4%	12%	9%	9%	10%	7%
Central London Frontages						
King's Cross	6%	11%	7%	7%	3%	8%
High Holborn, Kingsway	13%	16%	7%	7%	3%	5%
Tottenham Court Road, Charring Cross Road, New Oxford Street	7%	7%	3%	3%	3%	7%
Neighbourhood Centres (average)						
Neighbourhood Centres	7%	9%	9%	9%	9%	7%

**Figure 2 - Percentage of vacant units in designated Neighbourhood Centres
(2024 retail survey data)**

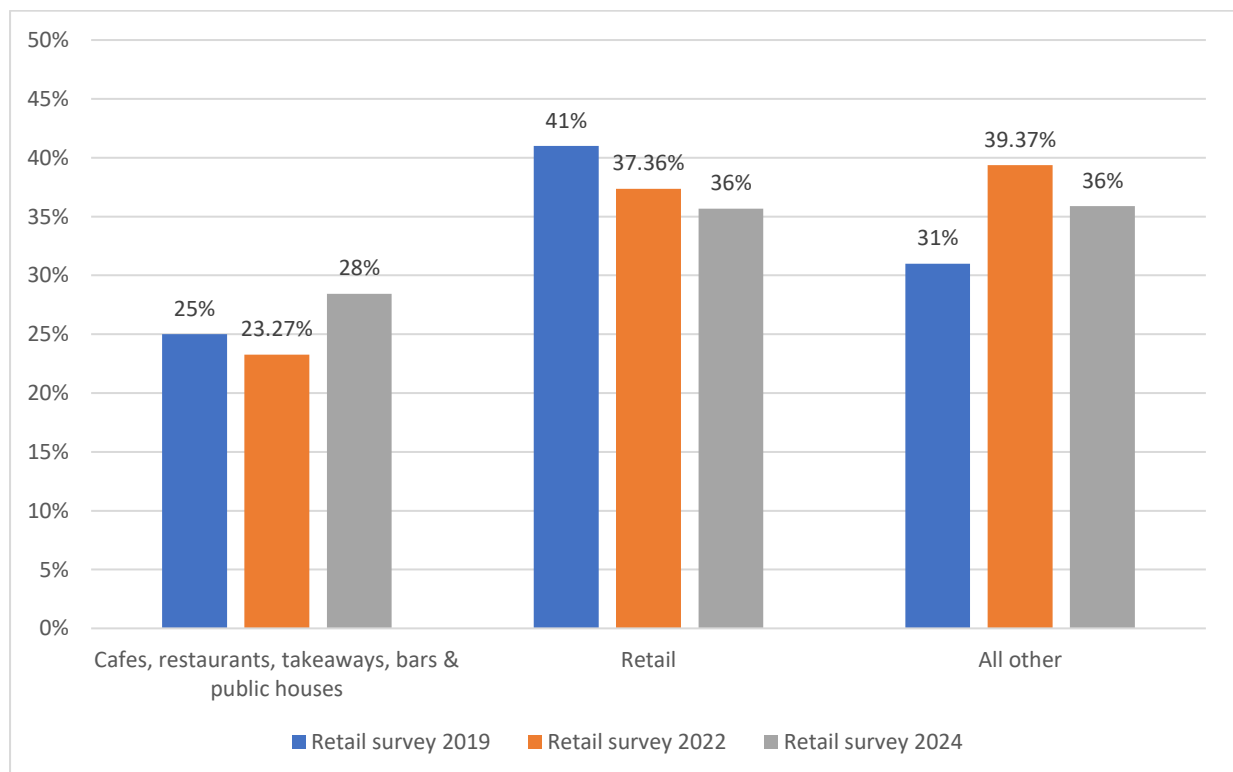


Town Centres and Shopping Indicator 2

Protecting and improving Camden's designated shopping centres.

- 4.7 The Council seeks to protect the vitality and viability of its centres through the application of the retail policies in the Local Plan and through the control of shopping and other town centre uses on protected frontages.
- 4.8 As stated in the introduction to this section, many proposals previously subject to planning control no longer constitute development, and therefore a planning application will not be required because both the existing and proposed uses now fall within Use Class E. This means that a retail shop could change into a café without the need for planning permission.
- 4.9 Figure 3 below uses data from the 2024 retail surveys and shows the balance of uses between eating and drinking establishments, shopping (retail), and other uses.

Figure 3 – Proportion of retail, eating and drinking establishments in Camden's designated centres



- 4.10 The Council recognises the importance of shopping streets in the borough as places for residents, workers, and visitors to shop, work, socialise, and access culture and services. Given this, in 2020 the Council launched its [Camden Future High Streets Prospectus](#) to support the future of our high streets.
- 4.11 Furthermore, the Council has also prepared an [evening and night time strategy](#), acknowledging the fact that the evening and night time economy is a significant part of Camden's economy and shapes the socio-economic and cultural experience and wellbeing of our residents, night workers, businesses, organisations and visitors.
- 4.12 The Council has also prepared new guidance to support future development and investment in the Holborn Area and is in the process of preparing new guidance to support Camden Town town centre.

Town Centres and Shopping Indicator 3

Deliver an **additional 30,000 square metres of retail floorspace** in Camden from 2014 to 2031.

- 4.13 Local Plan Policy G1 Delivery and location of growth, seeks to meet Camden's objectively assessed need for approximately 30,000 square metres of additional retail floorspace over the Plan period to 2031. Policy TC1 Quantity and location of retail development sets out the Council's approach to the delivery of new retail uses, with a focus on growth areas; town centres; central London frontages; and neighbourhood centres.
- 4.14 Over the period to 2022/23 a total of 37,338 net additional floorspace was delivered in Camden, comprising: 16,060 sqm retail; 2,200 sqm financial and professional services; 17,158 sqm restaurants and cafes; 22 sqm drinking establishments; and 1,898 sqm hot food takeaways.
- 4.15 Table 22 below sets out the proportion of retail floorspace completed, including gains and losses, for the main town centre uses (retail, financial and professional services, and food and drink) over the monitoring period.
- 4.16 Where 'flexible uses' are identified, this relates to schemes which have been given permission for the building to be used as more than one specified use under Class E, meaning it can either change use or operate as more than one use without the need for further planning permission.

Table 21 – Town Centres Uses (retail, financial and professional services, and food and drink) – completions (net additional floorspace)(sqm)

Year	Class E (Retail)	Class E (Financial/ Professional)	Class E (Café/ Restaurant)	Sui Generis (Pub)	Sui Generis (Takeaway)	Flexible use
2023/ 24	677	205	0	0	38	6493

Chapter 5: Sustainability and Climate Change

- 5.1 The [Camden Local Plan 2017](#) aims to tackle the causes of climate change in the borough and supports measures to increase resilience to the effect of a changing climate. The Plan includes the following relevant policies:
- CC1 Climate change mitigation
 - CC2 Adapting to climate change
 - CC3 Water and flooding
 - CC4 Air quality
 - CC5 Waste
- 5.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to sustainability and climate change. It monitors progress in relation to eight indicators, which are set out below.

Sustainability and Climate Change Indicator 1

Achieve BREEAM Excellent on all non-residential development of 500sqm or more floorspace.

- 5.3 The Council requires all schemes to consider sustainable development principles from the start of the design process. BREEAM - Building Research Establishment Environmental Assessment Method) is a tool that enables us to assess the environmental sustainability of a development. Development can be awarded the following ratings of pass, good, very good, excellent, and outstanding.
- 5.4 Table 22 shows the number of major non-residential schemes requiring BREEAM certification and the rating awarded over the monitoring period. This data is difficult to obtain for all schemes within the policy threshold and as such, Table 24 reports on major developments which are schemes of 10 or more homes, or 1,000sqm or more commercial floorspace.

Table 22 – Number of non-residential schemes requiring BREEAM assessment and rating awarded

Monitoring year	Pass	Good	Very good	Excellent	Outstanding	Total
2023/24	-	-	-	10	-	10

Sustainability and Climate Change Indicator 2

Development of 10 or more homes, or 1,000sqm, to achieve 35% reduction in carbon emissions below Part L Building Regulations.

- 5.5 Any new development in Camden has the potential to increase carbon dioxide emissions in the borough.
- 5.6 The London Plan 2021 requires all major development in London to be net zero carbon. Indicator 2 reflects London Plan policy SI2 'Minimising greenhouse gas emissions' for a minimum on-site reduction of 35% beyond Building Regulations.
- 5.7 On 15 June 2022, national building regulations were updated to enhance energy performance standards for new buildings through Part L 2021. The London Plan Energy Assessment Guidance explains how the policy should be applied now that the updated Building Regulations have taken effect. This means that on-site reductions of at least 35% must be achieved beyond the updated Building Regulations Part L 2021. The guidance expects major residential development to be able to achieve a 50% improvement.
- 5.8 Table 23 below shows the expected on-site carbon reduction against Part L of the Building Regulations for residential and non-residential schemes approved over the monitoring period.

Table 23 – Carbon reduction from approved schemes against Part L Building Regulations

	Residential (major)	Non-residential (major)
	2023/24	2023/24
55% or more	3	2
45 – 54%	0	1
35 – 44%	1	3
25 – 34%	0	1
Below 25%	0	4
Total	4	11

Sustainability and Climate Change Indicator 3

Development of 5 or more homes, or 500 square metres or more, to achieve 20% reduction in carbon emissions from **on-site renewables**.

- 5.9 The Local Plan requires all developments involving five or more dwellings or that are 500 square metres or more of any floorspace (gross internal) to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO₂ reduction. Applications also need to include details of on-site renewables, targeting a 20% reduction where it is feasible.
- 5.10 Table 24 below shows the number of schemes, over the monitoring period, achieving an on-site carbon reduction through renewable energy generation. This data is difficult to obtain for all schemes within the policy threshold. As such, Table 24 reports the percentage reduction from renewable energy generation in major developments which are schemes of 10 or more homes, or 1,000sqm or more floorspace. The table shows that some developments have not been able to meet the 20% on-site reduction through renewable energy generation. This is primarily due to there not being a sufficient amount of roof space available to deliver solar pv.

Table 24 – On site carbon reduction through renewable energy generation – Residential and non-residential (major)

	2023/24 number of approved schemes
20% or more	5
10 - 20%	4
5 - 10%	0
Below 5%	0
Total	9

Sustainability and Climate Change Indicator 4

Reduction in the level of air pollutants identified in the National Air Quality Strategy.

- 5.11 Policy CC4 (Air Quality) of the Local Plan 2017 sets out the Council approach to improving air quality in Camden.
- 5.12 An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the Government's objectives for nitrogen dioxide (NO₂) and fine particles (PM₁₀). Exposure to fine particles is associated with a range of health impacts, including cardiovascular and respiratory diseases, and the PM_{2.5} component (fine particulate matter) is classed as carcinogenic.
- 5.13 Camden has committed to achieving the revised World Health Organization air quality guidelines (see [Camden Clean Air Strategy](#)) in response to scientific evidence about the impact of air pollution on health. The [Camden Clean Air Action Plan](#) contains Clean Air Outcomes which describe specific short and medium term interventions to improve air quality and protect public health in the borough.
- 5.14 Further information and data on air quality in the borough can be found in Camden Air Quality Annual Status Report, [available here](#). It is anticipated that data for 2024 will be reported later in 2025.

Sustainability and Climate Change Indicator 5

No net loss of open space.

- 5.15 Local Plan policy A2 'Open space' seeks to protect all public and private designated open space unless equivalent or better provision, in terms of quality and quantity, is provided within the local area. In addition to Camden's Local Plan open space designations, communities can protect open space through designating 'local green spaces' in a neighbourhood plan.
- 5.16 Designated open spaces and local green space can be viewed on [Camden Policies Map](#).
- 5.17 There has been no recorded loss of designated open space over the monitoring period for 2023/24. In terms of the provision of new open space, the following applications were approved over the monitoring period, which once completed will provide new open space / play space –
- Land to the North of the British Library (2022/1041/P);
 - The O2 Masterplan Site (2022/0528/P);

- Selkirk House, 166 High Holborn (2023/2510/P); and
- 100 & 88 Gray's Inn Road and 127 Clerkenwell Road (2022/4259/P).

Sustainability and Climate Change Indicator 6

No net loss in area and populations of biodiversity.

- 5.18 Natural habitats and species are protected by Local Plan policy A3: Biodiversity. This includes protection of the Hampstead Heath Woods Site of Special Scientific Interest (SSSI), Camden's only SSSI and 39 Sites of Importance for Nature Conservation (SINC), which are graded into four categories according to spatial significance and quality. Camden also has 4 'Local Nature Reserves' which host a variety of flora and fauna and provide opportunities for local communities to access and engage with nature.
- 5.19 To inform the preparation of the new Local Plan we have undertaken a review of the borough's SINC's. The findings of this work can be viewed on the Council's website - [Review of sites of importance for nature conservation](#).
- 5.20 The Council's [biodiversity strategy](#) (2022) also contains measures to deliver biodiversity gains, and should be used to inform planning proposals
- 5.21 Over the monitoring period, two SINC's have temporarily been lost in connection with the delivery of the HS2 rail link to Euston. These are Chalk Farm Embankment and Adelaide Road Nature Reserve. Both SINC's should be restored in the 2030s.

Sustainability and Climate Change Indicator 7

Safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site.

- 5.22 Camden has one waste management facility at Regis Road which is safeguarded under Local Plan Policy CC5 Waste and the [North London Waste Plan](#). This is a civic amenity site, a recycling and reuse centre accepting both household waste and recyclable materials.
- 5.23 No new waste management facilities were permitted or constructed in Camden over the monitoring period.

Sustainability and Climate Change Indicator 8

Reduce the amount of waste produced. Recycle and compost 50% of household waste by 2020 and aspire to achieve 60% by 2031.

- 5.23 Camden Local Plan Policy CC5 Waste seeks to make Camden a low waste borough and aims to reduce waste and increase recycling to meet London Plan targets. These targets have changed following the adoption of the London Plan 2021, which seeks to achieve a 65% waste recycling target by 2030.
- 5.24 The total local authority collected waste for Camden in the reporting period is set out in Table 25 below. The data for 2022/23 is also reported, as this wasn't available at the time of the publication of the previous AMR.

Table 25 – Household collected waste

	Total Local Authority collected waste (tonnes)	House - hold total waste (tonnes)	House - hold waste sent to recycling, composting or reuse (tonnes)	House - hold waste not sent to recycling, composting or reuse (tonnes)	% house -hold waste recycled	Non house - hold total waste (tonnes)	Non house – hold waste sent to recycling, composting or reuse (tonnes)	% of non-house-hold waste recycled
2022/23	71,418	55,483	10,387	45,096	28%	22,944	5,548	24%
2023/24	77,698	55,144	16,038	39,106	29%	26,736	6,516	24%

Chapter 6: Transport

- 6.1 The [Camden Local Plan 2017](#) aims to promote sustainable travel choices with development prioritising the needs of pedestrians and cyclists. The Plan includes the following relevant policies:
- T1 Prioritising walking, cycling and public transport
 - T2 Parking and car free development
 - T3 Transport infrastructure
 - T4 Sustainable movement of goods and materials
- 6.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to Transport. It monitors progress in relation to two indicators, which are set out below.

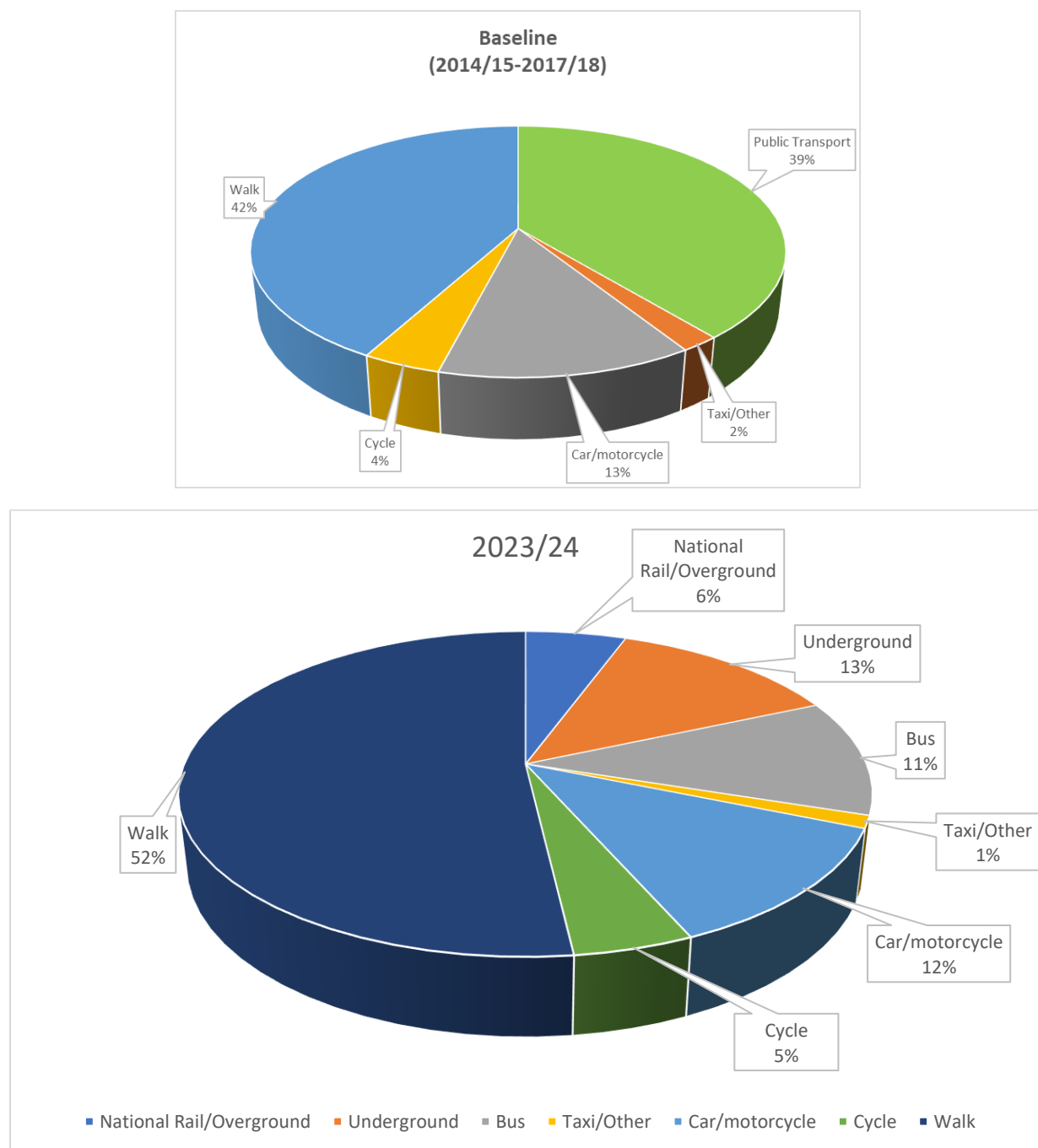
Transport Indicator 1

To promote sustainable transport for all and to make Camden a better place to cycle and walk around by:

- More than double cycling's proportion of total traffic flows from 9.7% in 2009/10 to 25% in 2019/20; and
- Reducing motor vehicle traffic.

- 6.3 Through the policies in the Local Plan, the Council aims to prioritise sustainable forms of transport such as walking and cycling and minimise the use of motor vehicles.
- 6.4 The [Camden Transport Strategy Annual Update 2023](#) summarises progress and challenges in delivering the Transport Strategy in the calendar year. Figure 4 below shows transport mode data for Camden. The charts show that travel by car or motorcycle has stayed the same, but the proportion walking and cycling has increased. The Annual Update states that further measures are therefore required to encourage and enable a further shift from inessential motor vehicle trips in the borough to healthier, more sustainable forms of transport.

Figure 4 - Transport mode data



- 6.5 The Council is also working to deliver a number of Healthy Streets projects in the borough, to make our streets safer for everyone. More information about the projects the Council's Transport Team are delivering can be found on our website [Making travel safer in Camden - Camden Council](#)

Transport Indicator 2

Increase the total number of bicycle parking spaces agreed for new developments.

- 6.6 To promote sustainable transport options and encourage cycling in the borough, the Council will seek to ensure that new developments provide accessible, secure cycle parking facilities, exceeding the minimum standards outlined within the London Plan and design requirements outlined within our supplementary planning guidance.
- 6.7 Cycle parking spaces are either provided on-site or funded through a financial contribution towards cycle parking in the borough. Table 26 below shows the number of cycle parking spaces secured on site or through financial contribution.

Table 26 - Number of cycle parking spaces secured

	Total	Visitor / Public (Sheffield stands)	Long stay (Cycle hangers)
2019/20	854	153	701
2020/21	2,172	585	1,587
2021/22	2,309	418	1,891
2022/23	2,068	429	1,639
2023/24	2,984	218	2,766

Chapter 7: Heritage

- 7.1 The [Camden Local Plan 2017](#) aims to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. The Plan includes the following relevant policies:

- D1 Design
- D2 Heritage

- 7.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to Heritage. It monitors progress in relation to one indicator, set out below.

Heritage Indicator 1

Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually.

- 7.3 'Heritage at Risk' is listed buildings and structures that are in a poor condition and often vacant. They need repair and if vacant need to be put to a suitable use. The nationwide register of heritage at risk is maintained and published annually by Historic England, with a separate volume published covering London only.
- 7.4 Camden currently has 16 building and structure entries and 14 places of worship entries on the register.
- 7.5 In 2024, one entry was added to the register, Church of St Michael, South Grove, Hampstead because of immediate risk of further rapid deterioration or loss of fabric. There is a scheme of repair in preparation.
- 7.6 Furthermore, one entry, St Pancras Old Church, Pancras Road, NW1 was removed from the register because the building was brought back into use.
- 7.7 The Heritage at Risk Register for London is available to view here - [Annual Heritage at Risk Registers and Maps | Historic England](#)

Chapter 8: Basements

- 8.1 The [Camden Local Plan 2017](#) aims to ensure schemes for basement development in the borough do not cause harm to the amenity of neighbours and do not cause ground instability or flooding. The Plan includes a specific policy on basements – A5 ‘Basements’.
- 8.2 This section focusses on progress against the aims and objectives set out in the Local Plan in relation to basements. It monitors progress in relation to one indicator, set out below.

Basements Indicator 1

Ensuring that development incorporating the excavation of basements and lightwells addresses impacts on local drainage and run-off.

- 8.3 In determining proposals for basements and other underground development, the Council requires an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment. This requires applicants to submit information to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity.
- 8.4 Over the monitoring period 45 applications were approved which proposed basement excavation. These all included Basement Impact Assessments that were independently audited as part of the assessment and which considered issues surrounding flooding and drainage.
- 8.5 Sustainable urban Drainage Systems (SuDS) are low environmental impact approaches to drain away dirty and surface water run-off through collection, storage, and cleaning before slow release back into the environment. They are intended to prevent flooding, pollution, and contamination of groundwater.
- 8.6 The [Sustainable Drainage Systems in planning applications](#) webpage provides further information on policy requirements and advice on drainage.

Chapter 9: Infrastructure Delivery

Infrastructure needs and progress

- 9.1 Local Plan policy G1 'Delivery and location of growth' sets out how the Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet identified needs.
- 9.2 Appendix 1 of the Local Plan 2017 identifies a range of infrastructure required to support the delivery of the development identified in the Plan. As part of the review of the Local Plan we have produced a draft Infrastructure Delivery Plan (IDP), to reflect our updated infrastructure priorities. The purpose of the IDP is to assess the current level of infrastructure provision in Camden, and identify known projects and future needs, to support the delivery of the Local Plan. The draft IDP is available to view on the [Council's website](#).

Community Infrastructure Levy

- 9.3 The Community Infrastructure Levy (CIL) is a charge collected from new developments, which funds facilities such as:
- roads and transport
 - education
 - medical
 - sport, recreation and open spaces.
- 9.4 The Camden CIL is spent as follows:
- 70 per cent on strategic projects across Camden
 - 25 per cent on local projects
 - 5 per cent on administration costs.
- 9.5 The [Infrastructure Funding Statement 2025](#) report looks at income and expenditure from the Community Infrastructure Levy (CIL) and Section 106 (s106) agreements in Camden for the financial year and gives an indication of future spending priorities.
- 9.6 [A CIL and Section 106 Annual Report](#) is published every year. It summarises annual income and expenditure for the last financial year. It also gives details of proposed future spending of Section 106 funds.

Planning obligations

- 9.7 A Planning Obligation is a legal charge on land which aims to mitigate the impact of development. It is also known as a Section 106 or S106 Agreement (from section 106 of the Town and Country Planning Act 1990).
- 9.8 Table 27 below shows the total amount of money collected under any planning obligation which was received and spent during the reported year. Further information on the expenditure of S106 contributions [is available here](#).

Table 27 - S106 Financial Activity

S106 Financial activity		
Monitoring year	Total amount of money under any planning obligation received in monitoring year	Total amount of money under any planning obligation which was spent by the authority
2019/20	£9,317,358	£3,132,745
2020/21	£2,995,471	£14,683,364
2021/22	£9,489,387	£30,317,653
2022/23	£17,529,844	£2,022,043
2023/24	£23,105,510	£5,033,100