

Statement of Common Ground between the London Borough of Camden and City of Westminster

January 2026



Introduction

1. This document is the Statement of Common Ground (SoCG) between the London Borough of Camden and the City of Westminster.
2. It has been prepared to demonstrate that Camden's Euston Area Plan (EAP) Proposed Submission Draft is 'based on effective joint working on cross boundary strategic matters' in accordance with Paragraph 36 of the National Planning Framework (NPPF) throughout the plan preparation period and will inform further engagement to ensure effective implementation of EAP policies.
3. It focuses on areas of agreement, any areas of disagreement and ongoing discussions between London Borough of Camden and the City of Westminster on strategic cross boundary matters relevant to the EAP.
4. In the spirit of collaboration, the document has been prepared as a 'live' document, that can be updated as matters progress and agreement is reached on outstanding issues. It therefore includes details on mechanisms for monitoring, reviewing and updating. This should be read in conjunction with the Statements of Common Ground between Camden and Westminster prepared for the Westminster Local Plan, which was signed April 2024 and for the Camden Local Plan signed November 2025.
5. The EAP is being updated to ensure that the evidence base for key parts of the plan are revised to reflect the most up to date information, constraints, opportunities and priorities, including ensuring that the EAP is consistent with the updated Local Plan and the latest Government position on the construction of HS2 at Euston.
6. Following informal consultation and engagement, proposed updates to the EAP were published for consultation January 2023. An additional consultation was held in Summer 2024. It aimed to provide a 'direction of travel' update in response to the changes and uncertainty following the Government's announcements regarding HS2 and Euston.
7. The Westminster City Plan 2019 – 2040 was adopted in April 2021. Following a change in political administration, a partial review of the City Plan to revise the affordable housing policy, introduce a new retrofit first policy, and the proposed inclusion of some site allocations was instigated. Examination hearings on the Partial Review concluded in early May 2025 and the Partial Review is scheduled to be formally adopted in January 2026. The council will then embark of a Full Plan Review.

Strategic Geography

8. The SoCG covers the Local Planning Authority areas of the London Borough of Camden and the City of Westminster and is produced to cover the Euston Area

Plan, which is an Area Action Plan. The boundaries of these areas are shown on Figure 1.

9.

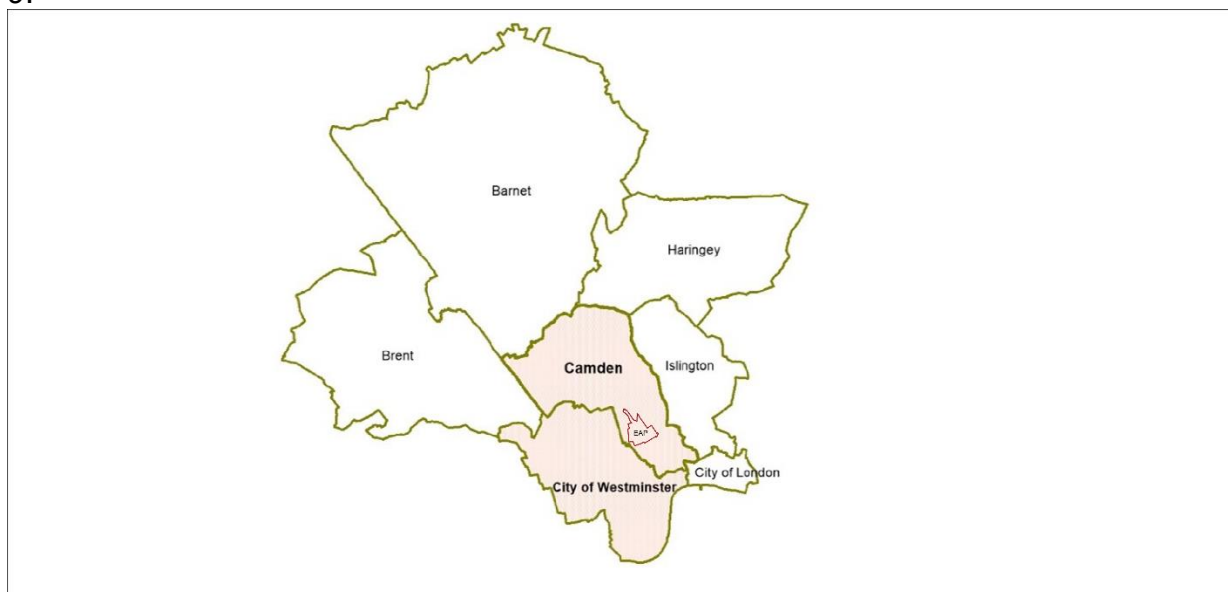


Figure 1: Boundaries of the London Boroughs of Camden and the City of Westminster

London Borough of Camden and Euston

10. Euston is located in the south of Camden, a diverse inner London Borough with a population of approximately 215,000. It is identified as an Opportunity Area (OA) in the London Plan with potential for large scale development, providing substantial new jobs and homes. In 2021 there were 13,306 people estimated to be living in the EAP area, approximately 6% of the population of the borough. The EAP boundary area has a slightly younger population than Camden as a whole, which itself has a relatively young age profile compared to the national average. The area is home to a diverse population with a comparatively high proportion of residents from Black and Minority Ethnic groups 58% compared to a borough average of 40.5%. The southern part of the Plan area forms part of the Central Activities Zone (CAZ), taking in part of Bloomsbury which neighbour the West End and City of London. The EAP boundary runs close to the Regent's Park, which is partly in Westminster.

City of Westminster

11. The City of Westminster stretches over just eight square miles and is one of central London's largest boroughs. Much of Westminster is within the Central Activities Zone (CAZ). Westminster is home to over 211,000 people, 56 conservation areas covering 78% of the City's footprint and 789,000 jobs. Professional, business and financial industries make up the largest employment sector, however, Westminster is a global hub for creative industries with 30% of all London's jobs in music, performing arts and visual arts based within the City.

Westminster is home to more than 130 major cultural establishments such as Tate Britain and the National Gallery.

Key strategic matters

12. Many of the strategic matters and key issues to be addressed through compliance with the duty to co-operate are, in London, a matter for the London Plan or addressed through the preparation of the London Plan. The London Plan is part of the development plan for all planning authorities in London and Local Plans prepared by London boroughs are required to be in general conformity with it.
13. Officers from both authorities have an ongoing and close relationship with Greater London Authority (GLA) officers, attend regular meetings to discuss strategic matters affecting our areas and London as a whole, and have participated in the development and review of the London Plan. Camden meet regularly, and work closely with the GLA on matters relating to Euston,
14. Camden and the City of Westminster have had ongoing dialogue on cross-boundary planning issues for many years, discussing a broad range of planning issues including strategic matters, details of which are set out in the Statement of Common Ground for the Local Plan. In addition, Camden and Westminster officers have met at key stages of the EAP's production, including 10 June 2022, 20 June 2024, 17 July 2025 and 26 Nov 2025.
15. The statement of Common Ground prepared for Camden's Local Plan sets out the main strategic issues that the authorities have collaborated on and these are:
 - housing need
 - meeting the accommodation needs of Gypsies and Travellers
 - tall buildings.Further detail on Euston specific aspects are set out below:

Housing Need

16. It is noted that because the EAP covers a part of the borough it does not contain a housing requirement, instead it seeks to deliver the housing targets which are set out in the Camden Local Plan.
17. In the region of 2,000 homes are expected to be delivered in the Euston Area in the EAP period up to 2051. The capacity for homes is reduced in the EAP update when compared to the adopted EAP, due to the reduction in land that it is assumed will be enabled for development (following directions from Central Government to cut costs and complexity), with a significant reduction in decking over the Cuttings area where residential development is focussed. This reduction in housing capacity does not result in any requirement for the shortfall to be met within Westminster, and Camden will continue to seek to meet its overarching housing targets through the measures set out in its Local Plan.
18. The EAP seeks to accommodate most of the growth above the station and tracks and takes into account the potential areas over the station and tracks

where funded development is possible, reflecting building constraints and cost savings.

Tall buildings

19. The Euston Area Plan identifies a number of potential sites for tall buildings, some of which will be visible from Westminster. Camden has shared modelling it has undertaken to inform capacity studies, and through their consultation responses and meetings to discuss the updates to the EAP, Westminster have raised concerns about the potential impact of some of the proposed tall buildings could have. While recognising that on-site constraints have resulted in a reduction in developable area, and the challenge this presents in terms of meeting residential and commercial growth targets and facilitating viable development options in a sustainable location aligned to enhanced public transport infrastructure, Westminster have raised concerns about the potential negative impact on the setting of designated heritage assets within the City of Westminster, including within the Regents Park, and on the LVMF views. They have therefore suggested a series of modifications to policy wording to ensure the impacts of tall buildings are fully considered when detailed development proposals are drawn up.
20. Policies in the EAP seeks to encourage high quality design and it highlights that the acceptability of particular tall building proposals, and their location within sites, will be assessed against relevant Development Plan policies, and will be considered against relevant criteria, including consideration of the relationship between any proposed tall building and neighbouring boroughs, and any impact on the historic environment. It also notes that any building which encroaches on the LVMF will be subject to consultation with the GLA.
21. Camden were able to make updates to Strategic Principle EAP 2: Design policy wording in the proposed submission draft of the EAP in response to Westminster's comments in order to clarify the approach to tall buildings and strengthen how townscape and heritage impacts will be considered. Whilst these largely satisfy concerns raised, Westminster maintain that the 8th bullet point to this policy should be strengthened in order to avoid diluting the need for any proposals to comply with LVMF policy and protected vistas. It is noted that the modelling is only for capacity purposes and detailed design and layouts will need to be developed which should take into consideration the issues raised.
22. The Westminster City Plan and Camden's Submission Draft Plan both have a policy on Tall Buildings.

Governance arrangements

23. This Statement has been informed by ongoing engagement between Camden and the City of Westminster (as set out in Appendix 1). It has been prepared as a 'living' document, which will be reviewed and updated at key stages in the

plan-making processes of either authority and will form a key part of implementation of Local Plan policies and any future Local Plan reviews (for both authorities).

24. Specific officer-level meetings to discuss cross-boundary issues will continue to be held on a regular basis, together with attendance at sub-regional or London wide group and partnership meetings where cross boundary issues are discussed.
25. Officers in each local authority will feed back to senior officers any relevant issues raised in discussions. Likewise, any senior level discussions on relevant cross-boundary issues will inform discussions on strategic planning matters.

Timetable for review and ongoing cooperation

26. The following table details the proposed timetable for key stages in the EAP review for Camden and the Local Plan for Westminster, which will inform timings of future discussions. At these key stages, this Statement will be considered and updated, if necessary.

Table 1 – Local Plan proposed timescales

Borough	Current adoption date	Plan Review – Reg 18 date	Plan Review – Reg 19 date	Plan Review – Anticipated submission date
London Borough of Camden	Euston Area Plan 2015	<i>Informal consultation September 2021 onwards</i> EAP proposed updates consultation January 2023 EAP direction of travel consultation July 2024	Jan – Feb 2026	Spring 2026
City of Westminster	City Plan 2019 – 2014 adopted April 2021.	City Plan Partial review October 2022	City Plan partial review March – May 2024 City Plan Full Review	City Plan partial review 28 November 2024 City Plan Full Review

		City Plan Full Review – Autumn 2027	– Winter 2028	– Summer 2029
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Signatures

27. Both parties agree that this Statement is an accurate representation of matters discussed, and issues agreed upon. We confirm that the information in this Statement of Common Ground reflects the joint working to address identified strategic matters relevant to the Euston Area Plan that has been undertaken between the London Borough of Camden and City of Westminster. The authorities will continue to work collaboratively to address cross-boundary issues and to meet the duty to cooperate.

LONDON BOROUGH OF CAMDEN

Name: Mary-Ann Lewis

Position: Head of Euston Regeneration

Signature:



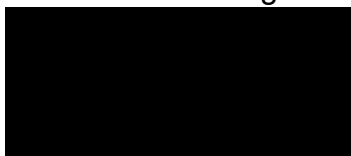
Date: 7th January 2026

CITY OF WESTMINSTER

Name: Debbie Jackson

Position: Executive Director for Regeneration, Economy & Planning (REP)

Signature:



Date: 19/12/25