



Planning Inspectorate

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Therese Gallagher
Euston Manager
London Borough of Camden

Your Ref: Pre-examination checklist

Our Ref: PINS/X5210/429/16

Date: 14 May 2026

Dear Therese,

London Borough of Camden Euston Area Plan: matters to address before submission for examination

Thank you for completing the pre-examination checklist which we received on 12 May 2026.

Based on the answers that you provided to the checklist questions, I recommend that you address the matters set out in the attached Annex before submitting the Euston Area Plan for examination.

Once you have addressed the matters I have identified, I suggest you submit the Plan and other documents under regulation 22 as soon as possible. When you do so, please provide a brief written explanation of what you have done to address each of my recommendations and list any documents you have added or changed.

When you have submitted the Plan and other documents under regulation 22 we will seek to appoint an Inspector (or Inspectors) to conduct the examination in accordance with the timescales set out in the Service Level Agreement.

The completed checklist that we received on 12 May 2026, this letter and Annex, and your written description of the actions taken to address my recommendations should be published on the examination website in due course along with the Plan and other submission and supporting documents.

Please note that this is not an assessment of whether the Plan satisfies all relevant legal requirements and is sound as that will be determined by the examining Inspector(s) who will take account of all the Council's evidence, representations made under regulation 20, and any further information gathered during the examination. It is also possible that the examining Inspector may have concerns about procedural matters, the scope of the Plan, or evidence that I have not identified from the pre-examination checklist.

Yours

William Fieldhouse

Inspector

Euston Area Plan: recommended actions before submission

Checklist Question	Recommendation	Reason for recommendation
Q2.3 and Q2.6	Maintaining effective cooperation The statements of common ground and statement of co-operation referred to in the Council's responses to Q2.3 and Q2.6 should be finalised by the time the Plan is submitted for examination [CR1] .	The duty to cooperate under section 33A of the 2004 Act was abolished on 25 March 2026. However, Inspectors are still expected to examine plans in line with NPPF policies on maintaining effective cooperation.
Q2.16(b) and Q2.17	Consultation Statement The Regulation 22 Consultation Statement should be finalised by the time the Plan is submitted for examination [CR2] .	The responses to Q2.16(b) and Q2.17 state that the Regulation 22(1)(c) Statement covering regulation 19 consultation will be published on submission.
Q2.18	Representations All representations made under regulation 20 should be formatted and referenced in accordance with PINS guidance and submitted with the Plan ready to be posted on the examination website [CR3] .	The response to Q2.18 states that the formatting and referencing of the representations is being finalised.