

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

October 2026



Introduction

1. This document is the Statement of Common Ground (SoCG) between the London Borough of Camden and the City of London Corporation.
2. It has been prepared to demonstrate that Camden's Euston Area Plan (EAP) Update 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 Boroughs of Camden and City of London Corporation on strategic cross boundary matters relevant to the EAP Update.
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 Statement of Common Ground between Camden and the City of London prepared for the City of London 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. A Proposed Submission draft was published for consultation in January 2026 and submission to the Planning Inspector is planned for Autumn 2026.
7. The City of London Local Plan was adopted in January 2015. The City Plan 2040 (Regulation 19) has been published and submitted for examination. The examination hearings began in March 2025 and concluded in June 2025. The consultation on the main modifications recommended by the Inspectors concluded on the 6th February 2026. Following the conclusion of the consultation on the main modifications to the Plan and in advance of the Inspectors report being issued, the Secretary of State instructed that there should be a further hearing on the impact of the plan on the Tower of London. This hearing concluded on 2 September and an Inspector's report will follow.

Strategic Geography

8. The SoCG covers the Local Planning Authority areas of the London Borough of Camden and the City of London Corporation. The boundaries of these areas are shown on Figure 1.

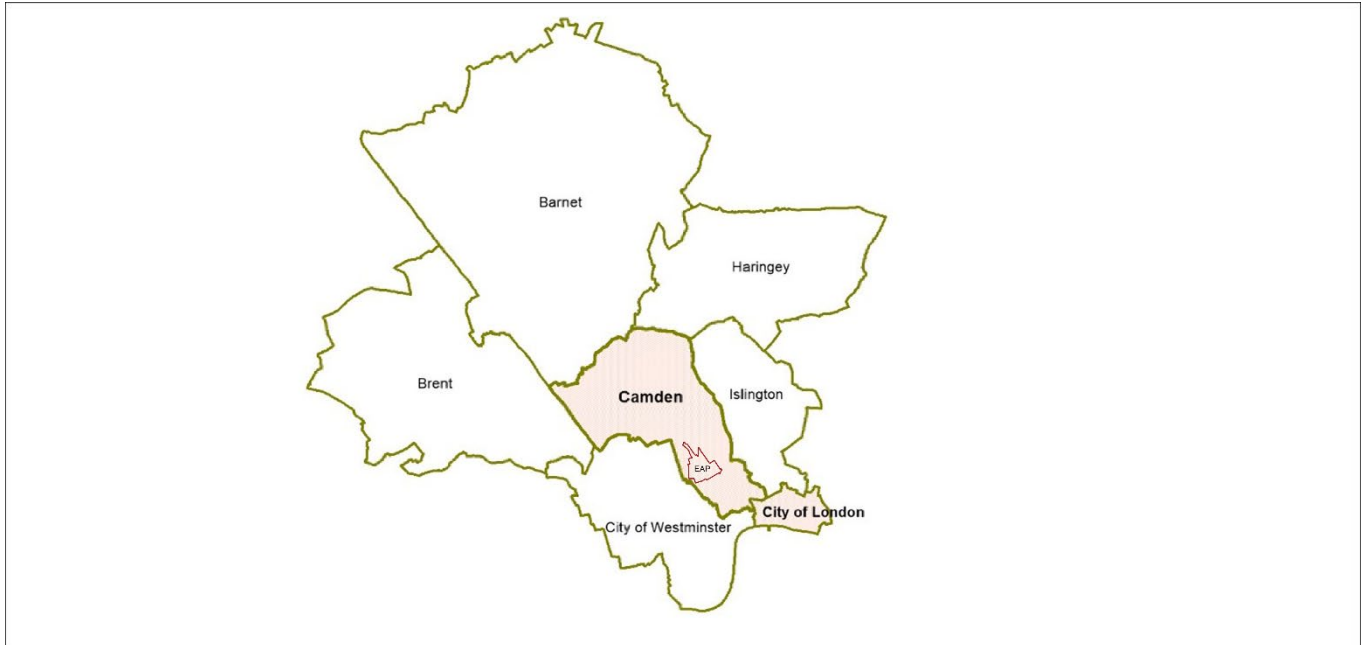


Figure 1: The London Borough of Camden and the City of London Corporation boundaries

London Borough of Camden

9. 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.

City of London

10. City of London covers just over one square mile and is located strategically within the central area of London sharing its boundaries with London Boroughs of Islington, Hackney, Tower Hamlets, Southwark, Westminster, Camden, and Lambeth. It is a place with distinct character and a rich and long history, being home to iconic architecture both historic and modern – from medieval

architecture and historic churches including Wren's St Paul's Cathedral, magnificent Victorian and post-war buildings to the most striking modern architecture. The City's character is hence layered and reflected in its buildings and spaces and its 800-year role as a major international financial centre. It is home to around 21,000 businesses and its resident population of about 8,600 people is significantly smaller than its working population of approximately 615,000. The City is estimated to have attracted 21.5 million leisure and business visits in 2019 and continues to be a world-leading leisure and cultural destination for workers, visitors and residents.

Key strategic matters

11. 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.
12. 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.
13. Camden and the City of London Corporation 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. Camden and the City of London have met twice in 2025, on the 15th July to discuss the Euston Area Plan specifically and on the 31st July to discuss local plans more generally.
14. 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 need of Gypsies and Travellers
 - Tall buildingsFurther detail on Euston specific aspects are set out below:

Housing Need

15. 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.
16. 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.

17. 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. This reduction in housing capacity does not result in any requirement for the shortfall to be met within the City, and Camden will continue to seek to meet its overarching housing targets through the measures set out in its Local Plan.

Tall buildings

18. Camden and the City of London Corporation will continue to work together to ensure that new tall buildings are located in suitable areas where adverse impacts on local townscape character and the wider skyline can be prevented. Both authorities' Plans include a Tall Building policy.
19. Protected views are an important strategic planning matter. Three of the London Panoramas identified in the Mayor's London View Management Framework (LVMF) are located in Camden (Parliament Hill, Kenwood and Primrose Hill) and each of these include St Paul's Cathedral as a key landmark. Consequently, linear views of St Paul's cross parts of the London Borough of Camden and the City of London. These views are shown on the Policies Maps produced by each authority. The protection of views of St Paul's Cathedral affects the control of building heights in certain parts of Camden and the City, and the two authorities will continue to cooperate to ensure these strategic views are protected and enhanced. The protected vistas cut across the Euston Area Plan area.
20. The Euston Area Plan identifies a number of potential sites for tall buildings and Camden has shared modelling it has undertaken to inform capacity studies. The general heights shown at figure 3.4 in the plan would allow for development that does not encroach into the protected vistas identified in the LVMF. 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 proposed building which encroaches on the LVMF will be subject to consultation with the GLA.
21. Following the Regulation 19 consultation and subsequent engagement with Historic England, modifications are proposed to the design chapter of the EAP Update which strengthen references to NPPF, London and Local Plan policies, seeking to highlight the need to avoid/ and or minimise harm to the significance of heritage assets and their settings. Noting that proposals resulting in harm will require clear and convincing justification, and will be considered in accordance with National, London and Local Plan policies.

Governance arrangements

22. This Statement has been informed by ongoing engagement between Camden and the City of London Corporation. 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 part of the implementation of Local Plan policies and any future Local Plan reviews (for both authorities).
23. Specific officer-level meetings to discuss cross-boundary issues will continue to be held, together with attendance at sub-regional or London wide group and partnership meetings where cross boundary issues are discussed.

Timetable for review and ongoing cooperation

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

Table 1 – Local Plan 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	Autumn 2026
City of London Corporation	Local Plan - January 2015	Issues and Options – Sept 2016 Draft Plan - Nov 2018	March 2021 April/June 2024	August 2024

Signatures

25. 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 that has been undertaken between the London Borough of Camden and the City of London Corporation. 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: Director of Euston Regeneration

Signature:



Date: 6th October 2026

CITY OF LONDON CORPORATION

Name: Rob McNicol

Position: Assistant Director – planning policy and strategy

Signature:



Date: 22nd September 2026

Appendix 1 – Liaison meetings between the Camden and City of London (CoL) Corporation

Date	Title/Purpose	Key topics of discussion
30 June 2017	London Borough of Camden and CoL Duty to Co-operate (DtC) meeting	Discussed progress of Local Plans.
15 November 2018	London Borough of Camden and CoL DtC meeting	Discussed issues relevant to both boroughs.
23 June 2020	London Borough of Camden and CoL DtC	Discussed issues relevant to all boroughs.
21 June 2021	London Borough of Camden and CoL DtC	Discussed issues relevant to all boroughs.
21 October 2022	London Borough of Camden and CoL DtC meeting	Discussed issues relevant to all boroughs.
24 November 2023	London Borough of Camden and CoL DtC meeting	Discussed progress of Local Plans and SoCG
23 May 2024	London Borough of Camden and CoL DtC meeting	Discussed progress of local Plan, housing matters, tall buildings, approach to retrofitting, and engagement strategies.
31 July 2025	London Borough of Camden and CoL DtC meeting	Discussed progress of Local Plans and SoCG