

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

October 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) 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 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 in September 2024, 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 (regulation 19) and submission to the Planning Inspector is planned for Autumn 2026.
7. The Westminster City Plan 2019 – 2040 was adopted in April 2021 and then partially updated to revise the affordable housing policy, introduce a new retrofit first policy, and include some site allocations in January 2026. The council has now started a full plan review, with publication of a 'Notice of intention to commence Westminster's City Plan preparation' and 'Publication of Westminster's City Plan timetable' under Regulation 19 and Regulation 18 respectively of The Town and Country Planning (Local Planning) (England) Regulations 2026

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.

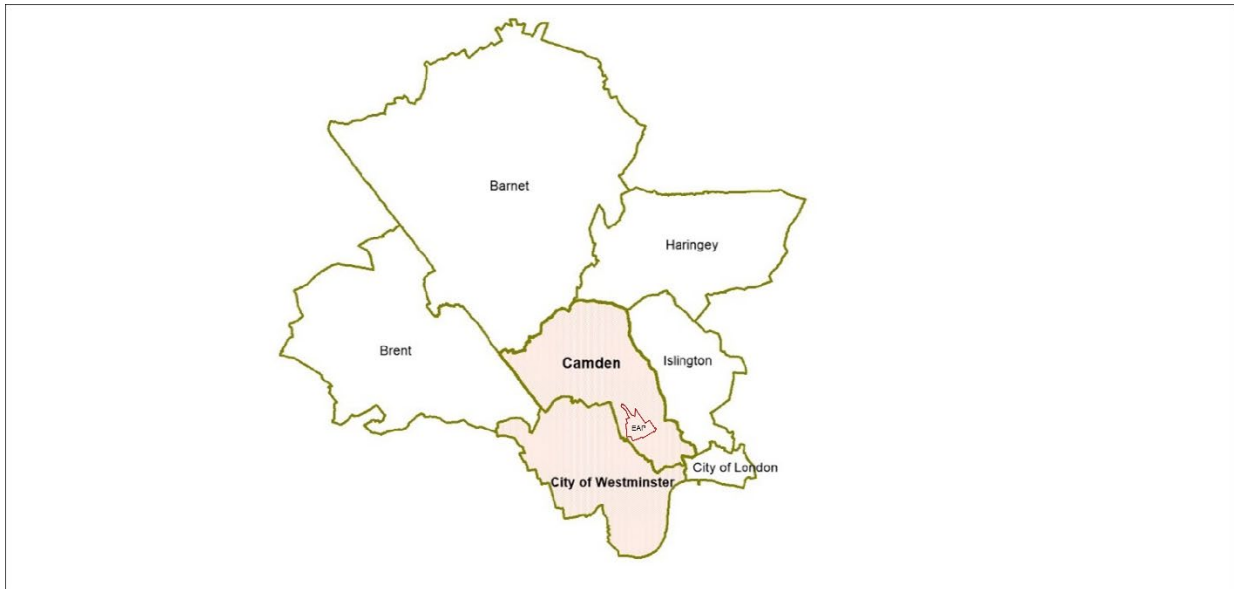


Figure 1: Boundaries of the London Boroughs of Camden and the City of Westminster

London Borough of Camden and Euston

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. The EAP boundary runs close to the Regent's Park, which is partly in Westminster.

City of Westminster

10. 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

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. Camden meet regularly, and work closely with the GLA on matters relating to Euston.
13. 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 respective Local Plans. 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.
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 accommodation needs of Gypsies and Travellers
 - tall buildings.

Further 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. 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.

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.

Tall buildings

18. 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.
19. 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.
20. Prior to the regulation 19 consultation, 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 9th 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 and this point remains an area of disagreement between both parties. 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.
21. Following the regulation 19 consultation and subsequent engagement with Historic England, modifications are proposed to the design chapter 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 policies¹.

22. Camden have agreed to propose a further modification¹ suggested by Westminster to the supporting text to strategic principle EAP2 to clarify that tall buildings need to minimise and not just consider their impacts on heritage assets, so that this is in line with the modifications agreed with Historic England to provide clarity with reference to the existing policy framework.
23. The proposed modification to Strategic Principle EAP2 Design Building heights, massing and scale supporting text on (p.74) is as follows (suggested additions in **bold**, deletions as ~~striketrough~~):
*“Likewise, tall buildings in other areas identified in figure 3.4 (such as Regent’s Park Estate and Maria Fidelis) would need to ~~consider~~ **assess and minimise** potential impacts on the setting of these heritage assets.”*
24. The Westminster City Plan and Camden’s Submission Draft Plan both have a policy on Tall Buildings.

Governance arrangements

25. 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).
26. 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.
27. 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

28. 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.

¹ These modifications fall within the scope of para.1.5 of the PINS Guidance and are not being submitted as part of the Submission Plan for examination. They are modifications which have been negotiated to narrow issues and which the Council is content to make subject to the Inspector concluding that they are necessary for soundness and should form Main Modifications to be consulted on in due course.

Table 1 – Local Plan proposed timescales

Legacy framework	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
New System	Current adoption date	Scoping consultation – reg 20 date	Draft local plan - Reg 27 date	Plan Review – Reg 34 Anticipated submission date
City of Westminster	City Plan 2019 – 2040 adopted April 2021 and partially updated in January 2026.	October - December 2026	October 2028	February 2029

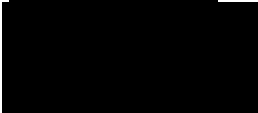
Signatures

29. 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: Director of Euston Regeneration

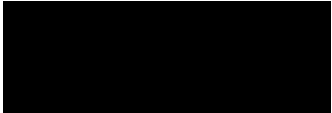
Signature: 

Date: 6th October 2026

CITY OF WESTMINSTER

Name: Debbie Jackson

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

Signature: 

Date: 05th October 2026