

CENTRAL LONDON PLANNING POLICY UPDATE



Q1 2023

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Montagu Evans LLP






This briefing paper provides an overview of recent planning policy news and recent/emerging consultations or changes within the Central London boroughs, as well as updates from the Mayor of London.

HEADLINES

- The **Mayor** adopted a number of new London Planning Guidance documents and provided a mandate for second staircases in all new residential buildings above 30 metres.
- Early consultation commenced on new Local Plan reviews in **Camden, Lambeth** and **Tower Hamlets** and we can expect the next stages of the draft plans to be consulted upon later in 2023.
- **Islington's** draft Local Plan is at the most advanced stage of the Central London borough's draft plans. Examination concluded in 2021 and modifications are continuing into 2023.
- Following last year's **Article 4 Direction modifications** by the Government, the Chief Planner, Joanna Averley, stepped in to modify Camden's proposed Article 4 direction, expanding the area available to utilise Class MA permitted development rights (commercial to residential).
- Consultation also closed on the reforms to national planning policy as part of the **Levelling-up and Regeneration Bill**, including planned revisions to the National Planning Policy Framework.

Q1 POLICY & GUIDANCE UPDATES

	<p>Following consultation in 2021-22, the Mayor adopted four new London Planning Guidance (LPG) documents in February. The LPGs support the London Plan policies, covering Sustainable Transport, Walking and Cycling, Urban Greening Factor, Air Quality Neutral and Air Quality Positive.</p> <p>In addition, the GLA has released a Practice Note on Wheelchair Accessible Student Accommodation, to align with Building Regulations and provide clarification on the accessibility requirements for self-contained and non-self-contained student accommodation.</p> <p>The DLUHC consultation on updates to Building Regulations Part B have the potential to impact on the way that buildings are designed, as it seeks views on (among other items) the maximum height threshold for the use of one staircase in blocks of flats. The Deputy Mayors, Jules Pipe and Tom Copley released a statement confirming that, with immediate effect, all applications of residential buildings above 30m will need to provide two staircases.</p>
	<p>Consultation concluded on a 'call for views' to inform the preparation of the new draft Local Plan, which is due for further consultation later in 2023.</p> <p>Further consultation is expected to take place on the draft Euston Area Plan and the Holborn SPD, later in 2023.</p>

	<p>The Government modified Camden's proposed Article 4 Direction for Class MA permitted development rights (commercial to residential), reducing the size of area covered by the restrictions in the Central Activities Zone and the Knowledge Quarter.</p>
	<p>The Corporation is preparing a new Local Plan, (the City Plan 2040), which will set out the City Corporation's vision, strategy and objectives for planning up to 2040. Due to issues raised by The Mayor of London in relation to tall buildings and to a range of other factors, including the ongoing impacts of the Covid-19 pandemic, the Draft City Plan process was paused in 2021.</p> <p>The City Corporation undertook a 'Call for Sites' consultation between 23 May-July 2022, to help identify potential sites for new housing development. The City Corporation is reviewing the responses to this consultation as part of the drafting of the revised City Plan 2040 for further consultation.</p> <p>The Corporation also consulted upon a Draft Lighting Supplementary Planning Document from December 2022 onwards.</p>
	<p>There are currently no live planning policy consultations. Hackney's Local Plan 2033 was adopted July 2020.</p>
	<p>There are currently no live planning policy consultations. The Local Plan was adopted in February 2018. The Affordable Workspace and Railway Arches SPD was adopted in October 2022.</p>
	<p>The Council submitted the Islington Local Plan to the Secretary of State in February 2020. The Examination of the draft Plan continues following hearings in 2021. In February/March 2023, LBI has been adding additional responses received on the Main Modifications, including from Jeremy Corbyn MP. The new plan may be adopted later in 2023.</p>
	<p>The New Local Plan Review was submitted to the Secretary of State for examination on 8 February and the Inspector has been appointed. Examination hearings are due to take place later this year, with the timetable to be confirmed.</p> <p>Consultation closed in January on a Draft Trees and Development Supplementary Planning Document (SPD), as an update to adopted 2010 version which sets out guidance for how existing and proposed trees can be incorporated into the design stage.</p> <p>Consultation also closed on a Draft Listed Building Consent Order that would provide for a blanket grant of listed building consent to allow certain works to the windows of Grade II listed buildings to improve energy efficiency. This includes the installation of double glazing or secondary glazing to windows.</p>

	<p>The early stages of consultation for the draft Lambeth Borough Plan concluded in December 2022, which comprised a series of workshops, drop-in sessions and surveys that will shape the draft document into the next stages of consultation. The current Local Plan was adopted in 2021.</p> <p>The Draft Site Allocations Development Plan Document was last consulted upon in 2022. Consultation has yet to commence on the Regulation 19 stage.</p>
	<p>There currently no live planning policy consultations. The Southwark Plan 2022 was adopted in February 2022.</p>
	<p>The council is beginning early engagement on the preparation of a new Local Plan. This is to gather feedback from the local community and capture views across a broad range of themes. Early engagement on the new Local Plan took between 25 January and 8 March 2023. The Regulation 18 consultation is due in summer/autumn 2023 with ultimate adoption of the new plan anticipated for 2025.</p>
	<p>Wandsworth's new Local Plan is at examination stage, with hearings held in November 2022. The Council are in the process of reviewing the modifications to the plan proposed by the Inspectors following the hearing sessions. The anticipated adoption date is spring / summer 2023.</p>
 <p>City of Westminster</p>	<p>The current City Plan 2019-2040 was adopted in April 2021. WCC are partially reviewing the adopted plan. WCC completed a six-week consultation (Regulation 18) on affordable housing, retrofitting and site allocations. A formal consultation (Regulation 19) is likely to take place towards the end of 2023.</p> <p>A Draft Statement of Community Involvement (SCI) was consulted upon in March, building upon recent guidance and requirement for early engagement in the planning process.</p> <p>Planned changes to SPDs were shelved following the change in administration in 2022. The LDS now focuses on updating the City Plan, Conservation Area Audits, site allocations and encourage local issues to be addressed through Neighbourhood Plans.</p>

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