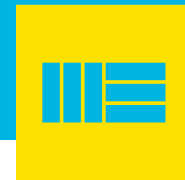


CENTRAL LONDON PLANNING POLICY UPDATE



CENTRAL LONDON POLICY UPDATE

Q2 2025

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 and the Government in relation to the capital.

HEADLINES

- Consultation on the **Mayor of London's** proposed changes to Oxford Street and creation of a Mayoral Development Corporation closed on **2 May 2025**.
- Examination is ongoing on **Westminster's City Plan Partial Review** following the conclusion of hearing sessions in early May 2025 and the City of London's City Plan 20240 (with hearing sessions concluding on 12 June 2025).
- **LB Wandsworth** submitted the **Local Plan Partial Review** to the **Secretary of State** for examination on **30 April 2025**.
- **Regulation 19 Consultation** commenced in both **LB Camden** (until 27 June 2025) and **LB Tower Hamlets** (until 1 August 2025).

Q2 POLICY & GUIDANCE UPDATES

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The **GLA** has commenced preparations for the next iteration of the London Plan, which will set out a strategic vision for the capital up to the year 2050. In May 2025, the GLA published a **consultation document entitled "Towards a New London Plan"**, which was open for public consultation from **9 May to 22 June 2025**. Feedback and comments received during this consultation period will be used to inform the development of the next **draft of the London Plan, scheduled for publication in 2026**.

The Mayor of London has proposed **changes to Oxford Street** (pedestrianisation) and the creation of a **Mayoral Development Corporation**. The proposed changes were considered during a public consultation which closed on **2 May 2025**.

A series of evidence-based documents on climate change, housing and economy supporting the review of the London Plan is planned to be published in **Summer and Autumn 2025**.

LB Camden has published the **new Camden Local Plan** for **Regulation 19 Consultation**. Consultation closed on **27 June 2025**. It is anticipated that the new Camden Local Plan will be adopted in **Winter 2026**.

LB Camden adopted the **Regis Road Area Guidance ("RRAG")** as a Supplementary Planning Document on **10 March 2025**. The RRAG would add further detail to the previously adopted **Kentish Town Planning Framework (2020)** to guide comprehensive future development in the area, including Yoo Capital's Camden Film Quarter.

The Kilburn Neighbourhood Forum submitted the proposed **Kilburn Neighbourhood Plan ("KNP")** to LB Camden and LB Brent on **28 May 2025**, which includes a design code for the Kilburn High Road Area, public realm improvements and affordable workspaces. Consultation on the KNP is open from 29 May until **11 July 2025**.

An updated **Hampstead Neighbourhood Plan (2025 – 2040) ("HNP")** will be presented to Full Council meeting on **21 July 2025**, for adoption to replace the **existing HNP (2018)**. In particular the updated HNP will require basement proposals in the area to demonstrate that neighbours and the local environment are protected from any associated harm.

LB Camden is working towards publishing a **Regulation 19 Consultation Euston Area Plan ("EAP")** for Winter 2025. It is anticipated that the updated EAP will be presented to the Planning Inspector in **Spring 2026**.

LB Camden is at an early stage of developing a **Bloomsbury Vision** and is working with key landowners (UCL, Birbeck and the British Museum). This will not materialise as a Supplementary Planning Document but will form a public realm and consultation is expected to open in **Autumn 2025**.



The City of London ("CoL") is in the process of preparing a new Local Plan; the **City Plan 2040**. Once adopted, the new Plan will replace the current City Plan 2015.

In mid **June 2025**, the City Plan 2040 completed the examination in public hearing sessions with new evidence and revisions published during the hearings process. The Local Development Scheme now anticipates that the draft City Plan 2040 will be adopted in **Spring 2026** subject to the Inspector's recommendations.



Public hearings regarding the **draft Stamford Hill Area Action Plan** have been scheduled to take place between **9 and 11 September 2025** at Hackney Town Hall as part of the examination process. All interested parties are invited to listen to the discussions.

LB Hackney intends to submit the Future Shoreditch Area Action Plan to the Government for examination over **Summer 2025**.



LB Hammersmith and Fulham is now reviewing the feedback received on the proposed removal of **Article 4 Direction in 44 (no.) retail and employment locations** and will assess the direction with the **Ministry of Housing, Communities, and Local Government**. If confirmed, the Article 4 Direction will come into force on **5 December 2025**.

It is anticipated that **Regulation 18 (Pre-publication Consultation)** will occur over **Summer 2025**. LB Hammersmith and Fulham hope to adopt the new Local Plan 2024 – 2027 in **August 2027**, whereby it would replace existing Local Plan (2018).



An updated **Planning Obligations** Supplementary Planning Document was adopted by LB Islington in **April 2025**. All planning applications validated from 30 April 2025 onwards are subject to the updated Planning Obligations SPD. It replaces the **Planning Obligations SPD (2016)** and **Monitoring Fee charging schedule for Code of Practice in Construction Sites (2020)**.

LB Islington is considering comments made during consultation on its draft **Climate Action Supplementary Planning Document ("CASPD")** and associated **Retrofit Handbook**. Subject to comments and amendments because of the consultation, it is anticipated that the final SPD will be adopted in **September 2025**.

A new conservation area in the Mildmay Ward of LB Islington is being considered following initial consultation for the proposed **Poets Road Conservation Area**. The finalised proposals and consultation report will be submitted to the Council's Executive for approval and a final decision is expected in **Summer 2025**.



Consultation is open until **30 July 2025** on the **Earl's Court Shopfront Design Guide**. RBKC will use this Design Guide to help businesses in the Earl's Court Road District Centre to help improve their shopfronts and bring a more unified design identity to the High Street.

RBKC are currently considering the representations received for the following:

- **Draft Designing out Crime SPD** – public consultation closed in January 2025;
- **Hans Crescent Public Realm Scheme** – public consultation closed in January 2025; and
- **Draft Kensington Palace Conservation Area Appraisal** – public consultation closed in February 2025.



LB Lambeth submitted the **Site Allocation Development Plan Document Submission Version ("SADPD PSV")** on **31 October 2024** to the Secretary of State. On **13 January 2025**, the Planning Inspector submitted their Matters, Issues and Questions to LB Southwark. The examination hearings for Lambeth Council's Site Allocations Development Plan Document ("SADPD") **concluded on 25 March 2025**. The next step involves the Inspector reviewing the evidence and issuing a report with recommendations, with adoption expected in **late 2025**.



LB Southwark closed its **Call For Sites** on **2 April 2025**. The Council is now evaluating the submitted sites to determine their potential for inclusion in the Local Plan.

The consultation for the Old Kent Road Area Action Plan ("AAP") closed on **11 April 2025**. The AAP, which outlines major development plans for the area, will be reviewed before being finalized and submitted for examination, with adoption expected in **Autumn 2025**.

LB Southwark will review public responses from the recent consultation process, with a view to adopting the following **four SPDs in Summer 2025**.

1. Draft **Section 106 and CIL SPD** - to replace the 2008 adopted SPD and 2011 draft SPD;
2. Draft **Affordable Housing SPD** - to set out standard of design expected from the development of existing homes in Southwark;
3. Draft **Householder development SDP** - to provide guidance on making successful planning applications that align with Southwark's climate and environment policies; and
4. Draft **Climate and Environment SDP** - to replace the 2015 adopted SPD and 2017 addendum.



Regulation 19 Consultation for emerging draft LB Tower Hamlets Local Plan opened on **20 June** and will close on **1 August 2025**. It is LB Tower Hamlet's intention to submit the draft Local Plan to the Secretary of State in **early 2026** and for **adoption** to take place in **late 2026 / 2027**.



LB Wandsworth submitted the **Local Plan Partial Review** to the **Secretary of State for examination** on **30 April 2025**. This Local Plan Partial Review proposes to change the following six policies:

- Policy LP23 - Affordable Housing;
- Policy LP24: Housing Mix;
- Policy LP28: Purpose-Built Student Accommodation;
- Policy LP29: Housing with Shared Facilities;
- Policy LP30: Build to Rent; and
- Policy LP31: Specialist Housing for Vulnerable People and for Older People.

The Secretary of State will now appoint a Planning Inspector to oversee the independent examination in public on their behalf.

From **11 March to 8 April 2025** LB Wandsworth consulted on a **draft Reuse, Recycling and Waste SPD**. The SPD will provide borough-wide guidance on the provision, design and location of refuse and recycling storage in residential, commercial and mixed-use developments. Following the consultation period, changes will be made to the final version of the document before it is adopted, which is intended to be **later in 2025**.



On **29 April, 30 April, and 1 May 2025**, hearing sessions took place on Westminster's **City Plan Partial Review**. Following independent examination, these policies will form part of Westminster's Development Plan. The Inspector issued a 'Post-Hearing Note' in June 2025 making clarifications on Affordable Housing portfolio sites and the retrofit-first policy.

Westminster closed public consultation on its **Environmental Supplementary Document ("ESPD") on the 3 March 2025**. The ESPD content relates to Air Quality, Local Environmental Impacts, Greening and Biodiversity, Flood Risk, Energy, Waste Management, Sustainable Design and Retrofit. Westminster is now reviewing and will modify in line with the comments submitted during consultation.

Regulation 16 Consultation closed on 19 May 2025 for the **Victoria Neighbourhood Plan**. This Neighbourhood Plan includes policies on a variety of matters including green infrastructure, quality of public realm, improving the movement network and reducing vehicular dominance, land use and mix and development

The Maida Hill Neighbourhood Plan ("MHNP") was examined on 13 March 2025. The examiner submitted their final report to Westminster on 3 June 2025 concluding the examination period. The Maida Hill Neighbourhood Forum will now need to make the modifications required by the examiner to make the **MHNP** sound.

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