

CENTRAL LONDON

PLANNING POLICY UPDATE



Q3 2025

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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 and the Government in relation to the capital.

PLANNING POLICY HEADLINES

- The GLA has re-opened a further period of consultation on Towards a New London Plan, covering policies on housing, employment, transport, and open space, open until **2 November 2025**.
- The **Draft Camden Local Plan** was submitted to the Planning Inspector on **3 October 2025** for Examination, which is likely to be ongoing over the coming months, with adoption expected for Winter 2026.
- Westminster City Council have **published all representations** regarding proposed **Main Modifications** to the **City Plan Partial Review**, with **adoption** expected later this year. Further Retrofit guidance has been published for consultation to support the new policy.
- Westminster City Council has opened a **'Call for Sites'** (open until **20 November 2025**) for locations that can deliver 50+ homes, 2,500 sqm of commercial floorspace, qualifying mixed-use schemes, or infrastructure identified in its Infrastructure Delivery Plan, to help them produce the new City Plan.
- LB Wandsworth have completed Regulation 19 consultation and independent examination for the **Local Plan Partial Review**, which will be **subject to public hearings** in **November 2025**.

Q3 POLICY & GUIDANCE UPDATES

The logo for the Greater London Authority, featuring the words 'GREATER LONDON AUTHORITY' in a bold, sans-serif font.	Towards a New London Plan is the GLA's early stage consultation for the next iteration of the plan. Consultation opened on the 'Easy Read London Plan' version, which includes a survey, covering policies on housing, employment, transport, and open space. Consultation is open until 2 November 2025, with a draft new draft new London Plan in 2026. The new London Plan will cover a longer period until 2050, rather than the standard 15-year period. Transport for London became the highway authority for Oxford Street (between Marble Arch and Tottenham Court Road) on 20 September 2025 following discussions between the GLA and WCC, as the former proceeds with plans to establish a Mayoral Development Corporation to pedestrianise Oxford Street.
The logo for Camden, featuring a stylized 'C' made of three interlocking shapes and the word 'Camden' in a bold, sans-serif font.	The updated draft new Camden Local Plan was submitted to the Planning Inspector on 3 October 2025 for Examination. It is anticipated that the new Camden Local Plan will be adopted in Winter 2026. Public consultation on the Kilburn Neighbourhood Plan ("KNP") closed on 11 July 2025, and it is currently under independent examination. A post-examination draft report will be published this Autumn, ahead of a local referendum and, if successful, subsequent adoption by LBs Camden and Brent. The Hampstead Neighbourhood Plan ("HNP") (2025-2040) was formally adopted by the Council on 21 July 2025, replacing the previous HNP (2018-2033). Significantly, the updated HNP has introduced stricter rules regarding the development of basements, specifically in relation to flood risk, pollution and noise. 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 with adoption in Winter 2026 / 2027.
The logo for the City of London, featuring a coat of arms with a cross and the words 'CITY OF LONDON' below it.	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. The City Plan 2040 is under final examination by the Planning Inspector, with their final report due to be published in Autumn 2025. The Local Development Scheme now anticipates that the draft City Plan 2040 will be adopted in Spring 2026 subject to the Inspector's recommendations.

For further information, please refer directly to the local authority in each instance, or liaise with the Montagu Evans Central London Planning team.

	The 2025 Local Development Scheme (“LDS”) outlines the Council’s aim to begin producing evidence for the Local Plan Review in September 2025 – adoption of a new Local Plan is expected in August 2027. Public hearings regarding the draft Stamford Hill Area Action Plan took place between 9 and 11 September 2025 at Hackney Town Hall as part of the examination process. LB Hackney intends to submit the Future Shoreditch Area Action Plan to the Government for examination after internal approval by the Council Cabinet, where a decision is due by 27 October 2025. LB Hackney is conducting public consultation on the following Supplementary Planning Documents (SPDs) until 26 October 2025, with adoption targeted for December 2025: • Retrofit SPD; • Residential Extensions and Alterations SPD; and • Commercial Extensions and Alterations SPD.
	LB Hammersmith and Fulham are currently running Regulation 18 (Pre-publication) Public Consultation to produce evidence for their new Local Plan. Regulation 19 consultation on a draft of the Local Plan is targeted for Early 2026. Upon its adoption, the new Local Plan will replace the existing Local Plan (2018). LB Hammersmith and Fulham is now reviewing the feedback received on the proposed removal of Class MA Permitted Development Rights via an Article 4 Direction. If confirmed, 44 (no.) retail and employment locations will have these rights removed and will come into force on 5 December 2025, subject to confirmation by the Ministry of Housing, Communities, and Local Government.
	LB Islington is considering consultation feedback on its Climate Action Supplementary Planning Document and Retrofit Handbook. Although adoption was anticipated in September 2025, finalisation of both remains pending due to LB Islington’s ongoing review of comments. Consultation has closed regarding the introduction of the Poets Road Conservation Area in the Mildmay Ward of LB Islington, an area featuring many 19th century houses. LB Islington are reviewing comments and will provide an update on the proposals shortly.
	Consultation is open until 31 October 2025 on the Draft Thames Conservation Area Management Plan (“TCAMP”), which supplements the Thames Conservation Area Appraisal. The TCAMP includes guidance on houseboats, piers and views and vistas within the Conservation Area. RBKC has launched a consultation on a proposed Listed Building Consent Order, which would permit certain window works in listed buildings across the Borough. If adopted, it would allow double-glazed sealed units to be installed within existing frames, subject to specific conditions. The consultation is open for comments until 20 November 2025.
	LB Lambeth is consulting on main modifications to the Site Allocation Development Plan (“SADPD”), following public examination in February and March 2025. Consultation will remain open for public comment until 27 October 2025, with all representations passed onto the Inspector for their consideration. South Bank and Waterloo Neighbourhood Forum (“SOWN Neighbourhood Forum”) submitted a re-designation request to LB Lambeth on 18 June 2025. Public consultation on this re-designation is open from 28 July 2025 to 21 October 2025, with a decision expected by 15 December 2025. If approved, the SOWN may draft an updated Neighbourhood Plan for this area.
	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 before the end of 2025. LB Southwark adopted three new SPDs on 7 July 2025: 1. Section 106 and CIL SPD - replacing the 2008 adopted SPD and 2011 draft SPD, introducing updated “viability-tested figures for affordable housing in lieu payments” and uprating the required payments where on-site delivery is not pursued; 2. Affordable Housing SPD – replacing the 2008 adopted SPD, re-asserting commitment to delivering social rent housing and clarifying definitions of various affordable tenures; and 3. Householder development SPD – replacing the 2015 Technical Update to the Residential Design Standards SPD, focusing on homeowner extensions LB Southwark is continuing to review consultation representations regarding the draft Climate and Environment SPD - to replace the 2015 adopted SPD and 2017 addendum. Sydenham Hill Ridge Neighbourhood Area were re-designated as the official neighbourhood forum for this area on 8 August 2025. This may precede the drafting of a Neighbourhood Plan for the area.



Following the completion of **Regulation 19 Consultation** on the **emerging LB Tower Hamlets Local Plan** on **1 August 2025**, public comments are under review. Following Full Council approval, LB Tower Hamlets aim to submit the draft policy to the Secretary of State for examination in **early 2016**. Adoption is expected in **late 2026** or **early 2027**.



LB Wandsworth is in the process of producing the **Wandsworth Local Plan Partial Review** ("WLPPR"), reviewing 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.

Following Regulation 19 consultation and the submission of the draft Partial Review to the Secretary of State for examination, the dates for public hearings were announced on **19 September 2025**. These hearings will be held from **4 to 6 November 2025**.

LB Wandsworth adopted the **Reuse, Recycling and Waste SPD** on **23 July 2025**, replacing the Refuse and Recyclables SPD, which was adopted in 2014. This SPD provides borough-wide guidance on the provision, design and location of refuse and recycling storage in residential, commercial and mixed-use developments.



WCC are in the process of completing a **Partial Review** of their City Plan. Public consultation on a series of Proposed Main Modifications closed on 22 August 2025, with WCC publishing all representations made during this period on **22 September 2025**. It is anticipated that WCC will adopt the Partial Review in **Winter 2025**.

Central to the Partial Review is the new **Policy 43: Retrofit First**. To support this policy, separate **Retrofit First Policy Guidance**, an updated draft of which was published in **August 2025**, is currently under consultation.

Westminster closed public consultation on its **Environmental Supplementary Document ("ESPD")** on **3 March 2025** and are currently reviewing comments received. 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.

WCC is running a **Call for Sites** (until 20 November 2025) to inform the development of its new City Plan – submissions are invited for locations capable of delivering 50 or more new homes, a net increase of 2,500 sqm commercial or new infrastructure.

The Examiner's Report regarding the **Victoria Neighbourhood Plan** was published in **August 2025**, where 20 modifications were recommended. The Plan will be adopted by WCC if the Victoria Neighbourhood is re-designated and successful at referendum, which is set for **November 2025**. Comments on their application for re-designation can be submitted until **11 November 2025**.

The **Maida Hill Neighbourhood Plan ("MHNP")** will be subject to a **referendum** of Maida Hill Neighbourhood Area residents on **16 October 2025**, following the Cabinet's approval of the 27 main modifications and 10 optional modifications recommended post-independent examination. If successful, the MHNP will be adopted by WCC as a material consideration.

The **Westminster's Streets and Spaces: Public Realm Guidance SPD** was adopted by WCC on **16 August 2025**, formalising guidance on the City's approach to the design, maintenance and use of the public realm. The SPD includes guidance on how development can contribute to public realm improvements.

On **24 August 2025**, WCC revoked **Historic Planning Guidance** to clarify and condense their series of policies, voiding numerous outdated SPDs and Planning Briefs dated between **2004** and **2011**. These policies were largely location-specific, covering areas where significant redevelopment has already occurred.

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