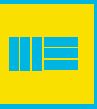


CENTRAL LONDON PLANNING POLICY UPDATE (Q2/Q3 2026)



This briefing paper provides an overview of recent planning policy developments and current or emerging consultations within the Central London boroughs, alongside updates from the Mayor of London and the Government relating to the capital across 2026.

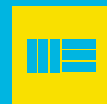
PLANNING POLICY HEADLINES

- The **draft London Plan** was published in **July 2026**, with consultation closing on **15 October 2026**. An updated draft London View Management Framework (LVMF) was also published for consultation in September.
- The **Oxford Street Development Corporation** became the area's local planning authority on **10 August 2026**. Part of Oxford Street was pedestrianised from **26 October 2026**.
- **LB Camden** is consulting on Main Modifications to its Local Plan, while the **Euston Area Plan** has been submitted for examination.
- The **City Plan 2040** examination has progressed following withdrawal of the Ministerial Direction, while four supporting SPDs take effect in **November 2026**.
- **Local Plan preparation** is advancing across LB Hammersmith & Fulham, LB Lambeth, LB Southwark and Westminster City Council, while LB Tower Hamlets awaits revised examination hearing dates.
- The new version of the **National Planning Policy Framework (NPPF)** was released in August 2026. [Click here to view](#).

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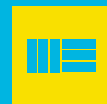
POLICY & GUIDANCE UPDATES

LOCAL AUTHORITY	SUMMARY / NEXT STEP
GREATER LONDON AUTHORITY	The Oxford Street Development Corporation (“OSDC”) became the local planning authority for the area on 10 August 2026. The OSDC is now responsible for planning decisions and wider planning functions within its area, including pre-application advice and enforcement. Further, the 1km section between Orchard Street and Great Portland Street was pedestrianised and traffic-free on 26 October 2026. The draft London Plan was published on 16 July 2026, with public consultation concluding on 15 October 2026. Covering the period to 2050, the draft London Plan introduces new growth strategies, including green belt release, Brownfield-first Opportunity Areas, Environmental Opportunity Areas, revised housing targets, and new policies on data centres. In September 2026, consultation commenced on a revised draft of the London View Management Framework (LVMF) which provides guidance on how development visible from viewing places should be designed and assessed as part of the new London Plan. This includes a refinement of viewpoints and new viewing locations and protected vista.
 Camden	On 12 October 2026, the Inspector identified a series of Main Modifications, required to ensure that the draft Camden Local Plan is sound. Consultation on the Main Modifications is open until 23 November 2026. The Inspector’s Main Modifications come following examination hearings in early Summer 2026. The Plan will guide development in Camden to 2041 once adopted. On 8 October 2026, LB Camden issued the Euston Area Plan (“EAP”) to the Secretary of State for independent examination. The EAP will guide future growth, regeneration and development across the Euston area, aligning with the HS2 development.

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	The additional examination hearing on the draft City Plan 2040, considering tall buildings and potential heritage impacts on the Tower of London World Heritage Site, took place on 2 September 2026. The Planning Inspectors subsequently concluded that the City Cluster tall-building contours in Figure 15 of the Plan should remain unaltered, and the Minister withdrew the ministerial direction. Post-hearing correspondence from the Inspectors and the Minister was published on 24 September 2026. Resultingly, the City is expected to adopt the final City Plan 2040 before the end of the year. Four SPDs were adopted by the City to support the implementation of the draft City Plan 2040 on 22 June 2026. These SPDs will be implemented and used in decision making from 16 November 2026: • Celebrating Heritage SPD – provides guidance on how development should consider heritage assets; • Air Quality SPD – provides guidance on how development should be designed to comply with new air quality policies proposed in the draft City Plan 2040; • Planning Obligations SPD – sets out the scope, contribution levels, triggers, and mechanisms through which planning obligations are secured by the CoL; and • Offices SPD (update only) – sets out protection strategies to maintain sufficient supply of office space.
	In July 2026, the Council confirmed its intention to prepare a new Local Plan with initial consultation running until 2 November to understand the Borough's top priorities and policy themes. Adoption is expected in 2029. On 27 July 2026, the Planning Inspector issued the examination report for the Stamford Hill AAP, formally concluding the examination process by confirming that it is justified, effective and consistent with planning policy. On 9 April 2026, public consultation on the proposed submission version of the Future Shoreditch AAP closed. The Plan was subsequently submitted for independent examination and, on 3 July 2026, the Inspectors issued preliminary questions. Hearing sessions are expected in Autumn 2026, with adoption anticipated in Winter 2026 / 2027.
	On 6 July 2026, LB Hammersmith & Fulham's Proposed Submission Local Plan was published for Regulation 19 consultation. The Regulation 19 version includes updated housing figures, amendments to employment policies, refinements to the borough's area strategies and changes to proposed site allocations. Following consideration of the representations received, the Plan is expected to be submitted for independent examination. On 16 November 2026, the Cabinet is due to consider whether to confirm the Article 4 Direction that would remove Commercial to Residential Permitted Development Rights (Class MA) in defined location including Hammersmith town centre.

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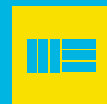


 ISLINGTON	On 18 August 2026, Regulation 19 Consultation on the Draft Gypsy and Traveller Local Plan (Sites and Policies) closed. The revised Plan removes two previously proposed sites and introduces additional layout options for other sites. Between June and July 2026, initial engagement on Designing Buildings, Parks and Streets took place, including five engagement events and an online survey. A second phase of engagement is scheduled for October to December 2026, comprising detailed workshops and public drop-in sessions, following which draft guidance will be prepared for consultation by LB Islington.
 THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA	<i>No significant planning policy updates identified since 1 April 2026.</i>
 Lambeth	Between 1 September and 13 October 2026, LB Lambeth carried out consultation on the New Lambeth Local Plan Scoping Consultation, the first formal engagement stage in the preparation of a new Local Plan. This Consultation sought views on the issues, challenges and opportunities that the new Plan should address, including housing, employment, community facilities, climate change, movement, design and heritage. On 14 October 2026, LB Lambeth adopted the Site Allocations Development Plan Document (SADPD). The SADPD allocates 13 development sites across the borough and will form part of Lambeth's statutory development plan.
 Southwark Council	On 11 September 2026, LB Southwark confirmed that the Old Kent Road AAP is progressing through Examination in Public, with Main Modifications published for consultation. The AAP will provide a detailed planning framework for the regeneration of the Old Kent Road Opportunity Area. On 7 July 2026, LB Southwark confirmed that work is underway on the Southwark Plan 2045, which will replace the current Southwark Plan 2022 in due course. Statutory scoping consultation is expected to take place in Winter 2026 / 2027, with adoption anticipated in Summer 2029. On 19 April 2026, LB Lambeth closed its Call for Sites exercise. All submitted sites will be assessed for potential allocation in the new Local Plan, which is anticipated to be adopted in 2030. The Council's Forward Plan identified in September 2026 that a new CIL Charging Schedule will be adopted to reflect the increase in CIL for Purpose Built Student Accommodation.

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 TOWER HAMLETS	On 15 September 2026, the Planning Inspectors confirmed that they would not be able to reschedule the postponed examination hearings for the Tower Hamlets Local Plan 2038 until the Minister's Direction affecting the neighbouring draft City Plan 2040 examination had been lifted. Hearing sessions that were originally due to commence on 7 July 2026 therefore remain postponed. Although the CoL has since confirmed that the Ministerial Direction on the draft City Plan 2040 has been withdrawn and the examination has progressed to a final Inspector's Report, revised hearing dates for the Tower Hamlets Local Plan 2038 have not yet been published.
 Wandsworth	On 28 July 2026, affordable housing contributions for small sites came into effect under the recently adopted Local Plan Partial Review – a contribution of £50,000 per dwelling is required for schemes delivering 1 to 9 dwellings (gross).
 City of Westminster	On 6 October 2026, the Maida Hill Neighbourhood Forum applied to WCC for its re-designation as the neighbourhood forum for the locality. Representations on their redesignation will close on 17 November 2026. On 1 October 2026, WCC began formally scrutinising of the emerging New City Plan through its committee process. The new Plan is being prepared is expected to review Westminster's spatial strategy, site allocations and development management policies. Adoption remains anticipated in 2029. On 16 July 2026, WCC approved the re-designation of the Marylebone Neighbourhood Forum for a further five years following consultation in Spring 2026. On 15 April 2026, a Ministerial Direction removing deemed consent rights for estate agent boards came into force across Westminster's conservation areas and other designated locations, requiring advertisement consent for their display.



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