

Draft New Local Plan Site Selection Topic Paper

Jan 2024

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Introduction

- 1.1. This paper summarises the work undertaken to date to inform the 2020 draft Site Allocations Local Plan and the 2024 draft new Local Plan
- 1.2. The draft new Local Plan includes 72 site allocations and sets out the policy approach to guide the delivery of these sites.
- 1.3. This paper provides an overview of the process that officers have undertaken to identify sites and assess their development potential, in order to determine their suitability for allocation in the draft new Local Plan.

Background

- 1.4. The current Camden Site Allocations was adopted in 2013 and sets out the Council's approach to the future development of key sites across the borough. The Plan allocates 43 sites and was consistent with the planning strategies and policies in the Local Development Framework (LDF) as set out in the Core Strategy and Development Policies documents at that time.
- 1.5. Following the publication of the Camden Site Allocations (2013), the Council began a review of the LDF, which led to the adoption of the current Camden Local Plan in 2017. The decision was then taken to update the Camden Site Allocations (2013) to reflect the strategy set out in the new Local Plan and the review of the Site Allocations subsequently commenced in early 2018.
- 1.6. A draft Site Allocations Local Plan (SALP) was prepared and consulted on in early 2020 and the same document again in December 2021 to January 2022. The draft Site Allocations Local Plan can be viewed on the Council's website.
- 1.7. Later in 2022 the Council decided to begin a review of the 2017 Camden Local Plan. It also decided to incorporate the proposed site allocations from the draft Site Allocations Local Plan 2020 into the new Local Plan, to take a more holistic and place-based approach, rather than progress two separate plans.

2020 Draft Site Allocations Local Plan

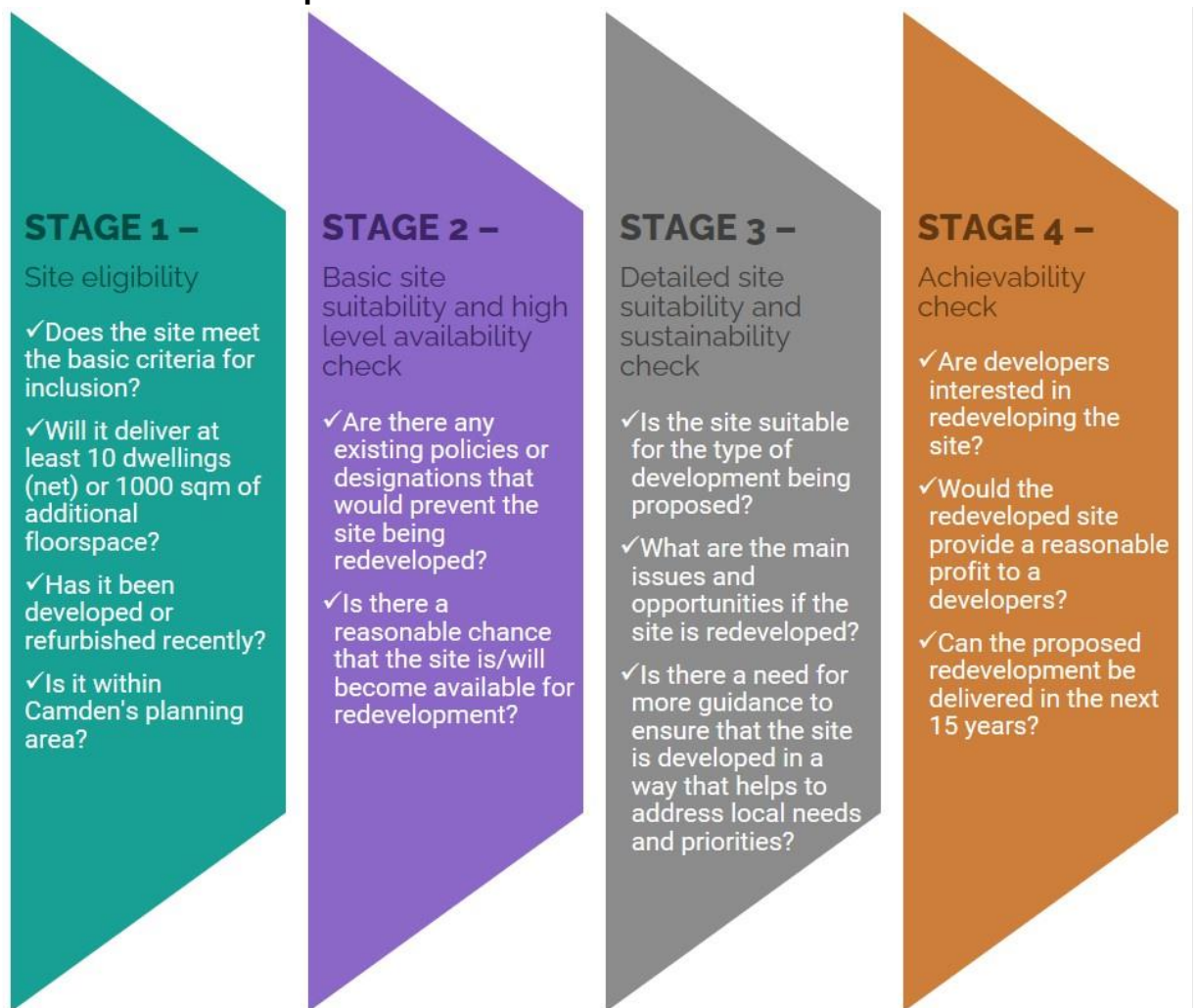
Site identification and assessment process

- 2.1. Work on the draft Site Allocations Local Plan commenced in 2018. The first stage of the process involved identifying potential sites for allocation. As part of this the Council held an open 'call for sites' and undertook a review of:
 - existing sites in the adopted Camden Site Allocations (2013)
 - existing and emerging plans (including Fitzrovia Area Action Plan and Neighbourhood Plans);

- London Strategic Housing Land Availability Assessment (this is a technical exercise to determine the quantity and quality of land potentially available for housing development); and
- recent planning applications.

2.2. This led to around 200 potential sites being identified from the above sources. Following this, the sites identified were subject to a more detailed analysis to determine their suitability, availability and achievability. The key stages involved in this process are set out in Figure 1 below. This work was undertaken over 2018 / 2019.

Figure 1: Site assessment process



2.3. All potential sites that passed Stage 3 of the assessment process detailed above were considered to be suitable for redevelopment and taken forward to Stage 4. Methods used during the Stage 4 part of the assessment process, to determine achievability, included site visits, planning history review, detailed policy and environmental constraints review and initial engagement with councillors, internal departments, statutory consultees, and other key stakeholders.

- 2.4. To establish the uses that might be suitable for each of the preferred sites officers went through a systematic process of defining and applying a set of 'rules'. These are set out below:
- A site is potentially suitable for residential development unless there are potential issues around amenity
 - A site is potentially suitable for employment development where it is in an employment area or in a town centre
 - A site is potentially suitable for town centre uses if it is within a town centre.
- 2.5. Applying these rules led to the identification of potentially suitable uses for each of the preferred sites.
- 2.6. Where sites were identified as being potentially suitable for housing, the capacity of these sites was then assessed. In determining the capacity of sites, officers reviewed recent planning permissions; information submitted by site promoters as part of the call for sites; and the London SHLAA. Where no information was available to inform a capacity assessment, officers undertook design-based work to identify the capacity of housing that the site could potentially deliver.

Discounted Sites

- 2.7. Of the circa 200 sites that were identified at the start of the process, 113 sites were discounted as part of the more detailed assessment process. Sites considered and excluded as part of the preparation of the draft Site Allocations Local Plan 2020 (Regulation 18 version) are set out in the table below.

Table 1 – Discounted Sites

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|---|---|--|
| Cambridge House, 373 - 375 Euston Road, London NW1 3AR | Identified in the Fitzrovia AAP, London SHLAA, Major site | Limited development potential |
| Saatchi Block 80 Charlotte Street, 65 Whitfield Street and 14 Charlotte Mews | Identified in the Fitzrovia AAP and London SHLAA, | Under construction/ advanced construction stage |
| Queens Square House, 22 Queen Square | Major site | Unlikely to become available in the plan period |
| 27 Gordon Square and 15 Gordon Street | Current Site Allocation | Recently developed |
| 20-22 Gordon Street / Wates House | Current Site Allocation | Recently developed |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|---|--|--|
| 61 - 63 Tottenham Court Road & 1-7 and 11-13 Godge Street | Identified in the Fitzrovia AAP | Recently developed |
| Astor College, 99 Charlotte Street | Identified in the Fitzrovia AAP | Under construction/ advanced construction stage |
| Royal Ear Hospital and Medical Students Union, Huntley Street | Identified in the Fitzrovia AAP | Under construction/ advanced construction stage |
| Rosenheim Building, Grafton Way | Identified in the Fitzrovia AAP | Under construction/ advanced construction stage |
| Odeon Site, Grafton Way | Identified in the Fitzrovia AAP | Under construction/ advanced construction stage |
| Maiden Lane Estate | London SHLAA | Recently developed |
| 79 Camden Road | London SHLAA | Recently developed |
| 196-206 Camden Road NW1 9HG | London SHLAA | Unlikely to become available in the plan period |
| Hammond Street depot | CIP, Nominated by a Council officer | Limited development potential |
| r/o 142 Camden Road | Nominated by a Council officer | Limited development potential |
| Centric Close, Oval Road | London SHLAA and Major site | Under construction/ advanced construction stage |
| Utopia Village, 7 Chalcot Road | London SHLAA | Substantive policy/environmental constraint |
| Hawley Wharf, Chalk Farm Road, NW1 8QU | London SHLAA | Under construction/ advanced construction stage |
| 44 - 44a Gloucester Avenue and R/O 46-50 Gloucester Avenue | London SHLAA and Major site | Under construction/ advanced construction stage |
| 57-71 Pratt Street, 10-15 Georgiana Street and Royal College Street | Current Site Allocation and London SHLAA | Unlikely to become available in the plan period |
| Primrose Hill workshops, Oppidans Road | Nominated by a Council officer | Unlikely to become available in the plan period |
| Camden Road / Juniper Crescent | Major site | Duplicate site – see Policy CGY06 (Now Policy C11 in draft Local Plan) |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|---|---|---|
| King's College London Kidderpore Avenue Hampstead Residence | London SHLAA | Under construction/ advanced construction stage |
| Holy Trinity Church, Finchley Road | Major site | Limited development potential |
| 252 Finchley Road | Major site | Under construction/ advanced construction stage |
| 328-338 Finchley Road | London SHLAA | Under construction/ advanced construction stage |
| Heath Park Gardens, Templewood Avenue | London SHLAA | Unlikely to become available in the plan period |
| Meridian House, 202 Finchley Road | Identified in a Neighbourhood Plan | Duplicate site see Policy IDS9 (Now Policy W6 in draft Local Plan) |
| Conrad Court, 27 Redington Gardens | Identified in a Neighbourhood Plan | Limited development potential |
| 1 Platt's Lane | Identified in a Neighbourhood Plan | Limited development potential |
| Garages (8) on south side of Frognal Lane | Identified in a Neighbourhood Plan | Limited development potential |
| Garages to R/O 27A Frognal | Identified in a Neighbourhood Plan | Limited development potential |
| Hampstead Gate, 1A Frognal NW3 6AL (offices) | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| R/O 166-200A Finchley Road, adjacent to Hampstead Gate | Identified in a Neighbourhood Plan | Limited development potential |
| 282-284 Finchley Road | Identified in a Neighbourhood Plan and Major site | Limited development potential |
| Garages adjacent to 30 Redington Road | Identified in a Neighbourhood Plan | Limited development potential |
| Kidderpore Hall , Kidderpore Avenue | Identified in a Neighbourhood Plan | Limited development potential |
| 24,2 5, 26 Redington Gardens | Identified in a Neighbourhood Plan | Limited development potential |
| 65 and 67 Maygrove Rd | London SHLAA and Major site | Recently developed |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|--|--|---|
| 23 Ravenshaw Street | Nominated by a Council officer | Limited development potential |
| West Hampstead Police Station, 21 Fortune Green Road | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| Fortune Green Play Centre, Fortune Green Road | Identified in a Neighbourhood Plan | Substantive policy/environmental constraint |
| 32 Lawn Road, NW3 2XU | London SHLAA | Under construction/ advanced construction stage |
| Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 1 Kiln Place) | London SHLAA | Under construction/ advanced construction stage |
| Land adjacent to the Murphy's site (Network Rail) | Nominated in the 2018 Call for Sites | Duplicate site within Policy KT3 (now Policy C3 in draft Local Plan) |
| 21-31 New Oxford Street | Current Site Allocation | Under construction/ advanced construction stage |
| St Giles Circus | Current Site Allocation | Recently developed |
| Mount Pleasant, Phoenix Place | Current Site Allocation and Major site | Under construction/ advanced construction stage |
| 150 High Holborn, London EC1N 2NS | London SHLAA and Major site | Under construction/ advanced construction stage |
| 35 - 41 New Oxford Street, 10-12 Museum Street, 16A-18 West Central Street | Major site | Under construction/ advanced construction stage |
| Italian Hospital, Great Ormond Street Hospital | Major site | Limited development potential |
| Templar House 81 - 87 High Holborn | Major site | Recently developed |
| 12-14 Greville Street | Major site | Limited development potential |
| Ambassadors Theatre, West Street | Major site | Limited development potential |
| 17 Charterhouse Street | Major site | Under construction/ advanced construction stage |
| 4 Wild Court & 75 Kingsway | Major site | Under construction/ advanced construction stage |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|---|---|---|
| 19-20 Procter Street | Major site | Unlikely to become available in the plan period |
| Centre Point Tower (Scheme A) | London SHLAA | Recently developed |
| Bourne Estate (south), Portpool Lane | London SHLAA | Recently developed |
| Triangle Estate, High Holborn | Major site | Limited development potential |
| Thomas Neal Centre, Neal Street | Major site | Limited development potential |
| Herbal House 8 -10 Back Hill | Current Site Allocation | Recently developed |
| 124 Theobalds Road | Major site | Limited development potential |
| Athlone House, Hampstead Lane | London SHLAA and Major site | Under construction/ advanced construction stage |
| 57-84 & 85-112 Makepeace Mansions | London SHLAA | Recently developed |
| Swains Lane Retail Parade | Identified in a Neighbourhood Plan and major site | Under construction/ advanced construction stage |
| ASF garage, Highgate Road | Identified in a Neighbourhood Plan | Limited development potential |
| Harmood Street and r/o 34 Chalk Farm Road | Current Site Allocation | Recently developed |
| Bartrams Convent Hostel Rowland Hill Street | London SHLAA | Under construction/ advanced construction stage |
| Former Hampstead Police Station, 26 Roslyn Hill | Nominated in the 2018 Call for Sites and Major site | Limited development potential |
| 6 Streatley Place | Nominated by a Council officer | Limited development potential |
| 29 New End | Current Site Allocation | Under construction/ advanced construction stage |
| 254 Kilburn High Road | Major site | Under construction/ advanced construction stage |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|--|---|--|
| 154 Loudoun Road NW8 0DQ | Nominated in the 2018 Call for Sites and London SHLAA | Recently developed |
| Belsize Priory Health Centre, 208 Belsize Road | Nominated in the 2018 Call for Sites | Duplicate site; within Policy IDS20q (now Policy W10 in draft Local Plan) |
| Mazenod Avenue | Nominated by a Council officer | Limited development potential |
| Greenwood Place, 19-37 Highgate Road | Current Site Allocation and Major site | Unlikely to become available in the plan period |
| Former BR Staff Association Club, College Lane, | London SHLAA and Major site | Under construction/ advanced construction stage |
| Spire BMW, 1 Brown's Lane | London SHLAA | Duplicate site – see Policy KT02 (Now Policy C2 in draft Local Plan) |
| Frideswide Place, Kentish Town Library | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| Wolsey Mews | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| 2 Prince of Wales Road | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| Veolia Council depot site, 78 Holmes Road | Identified in a Neighbourhood Plan | At this time some building works were being undertaken so unclear if would become available in the plan period |
| Adjacent to 42 Falkland Road | Nominated by a Council officer | Limited development potential |
| King's Cross Methodist Church, 58a Birkenhead Street | Major site | Limited development potential |
| Stratstone, 277A Gray's Inn Road | Current Site Allocation and Major site | Recently developed |
| 49 Mecklenburgh Square | Major site | Limited development potential |
| Former King's Cross Thameslink Station, Pentonville Road | Major site | Duplicate site – see Policy IDS17 (now S17 in draft Local Plan) |
| Stephenson House, 75 Hampstead Road | Identified in Euston Area Plan and Major site | Within Euston Area Plan area |
| Koko, 1A Camden High Street, Hope & Anchor PH | Major site | Under construction/ advanced construction stage |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|---|--|---|
| Three Fields - Brierfield, Fairfield and Foxfield | Major site | Unlikely to become available in the plan period |
| Diorama, 17, 18 and 19 Park Square East | Major site | Limited development potential |
| Regent's Park Barracks, Albany Street, Ministry of Defence | London SHLAA | Unlikely to become available in the plan period |
| Maria Fidelis School, North Gower Street | Identified in Euston Area Plan | Within Euston Area Plan area |
| Clarkson Row | Identified in Euston Area Plan | Within Euston Area Plan area |
| Harrington Square | Identified in Euston Area Plan | Within Euston Area Plan area |
| Ye Olde Swiss Cottage, ODEON Cinema | London SHLAA and Major site | Unlikely to become available in the plan period |
| 40-49 Edmund Terrace | Current Site Allocation | Recently developed |
| Belle Isle Frontage Site, York Way, N1 0AD | Nominated in the 2018 Call for Sites | Wholly or mostly outside the borough boundary |
| 102 Camley Street | Major site | Recently developed |
| 101 Camley Street | London SHLAA and Major site | Under construction/ advanced construction stage |
| The Triangle Site 180 York Way London N1C 0AZ | Major site | Wholly or mostly outside the borough boundary |
| Maria Fidelis School 34 Phoenix Road and 1-39 Drummond Crescent, London NW1 1TA | Identified in Euston Area Plan , London SHLAA and Major site | Recently developed |
| 53-55 Chalton Street & 70 Churchway | Identified in Euston Area Plan and Major site | Within Euston Area Plan area |
| Building T1, Kings Cross Central | London SHLAA | Recently developed |
| Godwin And Crowndale Estate | Major site | At this time was considered unlikely to become available in the plan period |
| 24 Crowndale Road | Major site | Unlikely to become available in the plan period |

| Site Name/Address | Site identification source/s | Reason why the site was not included in the draft Site Allocations Local Plan 2020 |
|--|--------------------------------------|--|
| King's Cross Station Throat | Nominated in the 2018 Call for Sites | Unlikely to become available in the plan period |
| Rear of 148-152 West End Lane | London SHLAA and Major site | Limited development potential |
| 187-199 West End Lane | London SHLAA | Recently developed |
| English National Opera, 165 Broadhurst Gardens | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| West Hampstead Fire Station, West End Lane | Identified in a Neighbourhood Plan | Unlikely to become available in the plan period |
| 14 Blackburn Road | Identified in a Neighbourhood Plan | At this time was considered unlikely to become available in the plan period |

Sites allocated in the draft Site Allocations Local Plan 2020

- 2.8. The remaining 88 sites were then taken forward and allocated in the draft Site Allocations Local Plan 2020.
- 2.9. The draft Site Allocations Local Plan 2020 identified the following key areas of change: Bloomsbury Campus Area; Camden Goods Yard Area; Camley Street and St Pancras Way Area; Holborn and Covent Garden Area; Kentish Town Area; and West Hampstead Interchange Area. It took an area approach, with sites allocated to deliver the area strategy. The Plan also included individual Site Allocations and List sites. Individual Site Allocations were for sites outside the area clusters and set out key objectives for their delivery. The List sites set out the proposed use for each site and potential capacities only.
- 2.10. A full list of all the sites allocated in the 2020 draft Site Allocations Local Plan is included in Appendix 1.

2020 Consultation on the draft Site Allocations Local Plan (SALP) and Call for Sites

- 2.11. Consultation of the 2020 draft Site Allocations Local Plan (Regulation 18) and a further call for sites took place from February to March 2020. 53 email responses were received from a mix of statutory consultees, community groups, developers and land promoters. 203 responses were also received from 109 consultees on commonplace which is an online consultation platform, which showed each individual site allocation and growth area policies for specific areas. The majority of these were submitted in relation to the West Hampstead Interchange Area and the O2 site.

2.12. In addition to this, five sites were submitted at this time by site promoters. These were:

- 11 Blackburn Road;
- 14 Blackburn Road;
- King's Cross Signal Box;
- Tavistock Centre, 120 Belsize Lane; and
- Kentish Town Station.

2021/22 Further consultation on the draft SALP and Call for Sites

2.13. In response to various requests from local residents and community groups, further consultation was undertaken on the 2020 draft Plan in December 2021 to January 2022, together with a further call for sites. 96 email responses were received again by a mix of community groups, residents and landowners, together with 857 responses on Commonplace, with the majority (799) being submitted in relation to the O2 site.

- Two further sites came forward at this stage from the Call for Sites:
- 250 Belsize Road; and
- Concrete works, King's Cross

2.14. All of the consultation responses received as part of the two consultations on the 2020 draft Site Allocations Local Plan are set out in Part 3 of the Consultation Statement that has been prepared to support the draft new Local Plan. This can be viewed on the Council website.

Draft New Local Plan 2024

Preparation of the draft new Local Plan

3.1. Work commenced on a review of the 2017 Camden Local Plan in 2022 and the decision was then taken to incorporate the proposed site allocations from the draft Site Allocations Local Plan 2020 into the new Local Plan, to take a more holistic and place-based approach, rather than progress two separate plans.

3.2. To inform the development of the new Local Plan the Council held a 'call for views' from November 2022 to January 2023. Alongside this consultation we also held a further call for sites (including housing, employment and gypsy and traveller sites). In response to this call for sites, 17 sites were submitted:

- 4 were new sites that had not been previously considered:
 - 118 - 124 Charing Cross Road
 - Ramsey Hall, 20 Maple Street
 - 160 Malden Road
 - St Dominic Primary School, Southampton Road
- 5 were sites that had been previously considered or submitted through the previous Call for Sites :

- Kentish Town Station
- West Hampstead underground station land and adjacent sites fronting West End Lane
- 11 Blackburn Road
- 14 Blackburn Road
- Holmes Road Depot
- 8 were sites already included in the draft SALP 2020, with the owners/ site promoters either reiterating their proposed uses or proposing changes to the allocations:
 - 1-8 Stucley Place, 5–7 Buck Street and 25–27 Kentish Town Road
 - 104 Camley Street
 - 108 - 114 Camley Street
 - Bangor Wharf (proposed to be combined with new Eagle Wharf that was nominated in 2022)
 - Ifor Evans Student Halls of Residence, 109 Camden Road
 - Murphy’s Yard
 - 33 -35 Jamestown Road
 - Shirley House, 25 – 27 Camden Road

3.3. The new sites submitted through this and the previous Call for Sites in 2020 and 2021/22 were then subject to the same assessment process as previous sites, as shown in Figure 1 above, to identify whether they were suitable, available and achievable. Of these sites 4 were assessed as being suitable for allocation (3 into existing sites and 1 new site) and 10 were discounted for the reasons set out in table 2 below.

Table 2 - Sites considered and excluded as part of the preparation of the draft new Local Plan 2024 (Regulation 18 version).

| Site name | Site identification source | Reason why the site was not included in the draft new Local Plan |
|--|--|--|
| West Hampstead Underground station | Nominated in the 2018 and 2021/22 Call for sites | Insufficient information provided to assess the suitability, availability and deliverability of the site at this stage |
| Tavistock Centre, 120 Belsize Lane and 8 Fitzjohn Avenue | Nominated in the 2020 Call for sites | Proposed scheme no longer going ahead, meaning site is not currently available. |
| King’s Cross Signal Box | Nominated in the 2020 Call for sites | Insufficient information provided to assess the suitability, availability and deliverability of the site at this stage |
| Kentish Town Station | Nominated in the 2020 Call for sites | Insufficient information provided to assess the suitability, availability and deliverability of the site at this stage |

| Site name | Site identification source | Reason why the site was not included in the draft new Local Plan |
|--|---|---|
| Priory Tavern, 250 Belsize Road | Nominated in the Call for sites 2021/ 22 | Potential policy conflict as no residential proposed / under the residential threshold |
| Concrete works, King's Cross | Nominated in the Call for sites 2021/2022 | Potential policy conflict and insufficient information provided to fully assess the site at this stage |
| Ramsey Hall 20 Maple Street | Nominated in the Call for sites 2022 | Potential policy conflict and insufficient information provided to fully assess the site at this stage |
| 118 - 124 Charing Cross Road | Nominated in the Call for sites 2022 | Potential policy conflict as no residential proposed |
| 160 Malden Road | Nominated in the Call for sites 2022 | Expected residential capacity under the residential threshold |
| St Dominic Primary School, Southampton Road | Nominated in the Call for sites 2022 | Potential policy conflict as no residential proposed / no change of use proposed – site to remain as a school |

3.4. To inform the development of the draft new Local Plan, officers also undertook a review of recent planning decisions to identify further sites for allocation, and these are set out in Table 5 below.

Key changes to the Site Allocations within the Draft Local Plan 2024

- 3.5. As part of the preparation of the draft new Local Plan, a number of changes (from the 2020 draft SALP) have been made to the proposed site allocations, including:
- Sites have been grouped into areas (North, South, West and Central) as part of the area based approach taken in the draft new Local Plan;
 - The format and presentation of the site allocation policies has been revised and updated;
 - Sites have been removed (i.e. are no longer proposed as allocations) where they were: substantially under construction; complete; no longer expected to come forward over the Plan period; or below the capacity threshold for inclusion (see Table 3 for the full list of sites);
 - Some existing allocations have been amended to include adjacent sites (see Table 4 for the full list of sites);
 - New sites have been included as site allocations (see Table 5 for the full list of sites);
 - The proposed capacity and use of sites have been updated to reflect recent planning permissions where appropriate;
 - The planning status of sites has been updated where appropriate;

- The site allocation policies have been updated based on previous consultation responses where appropriate; and
- The site allocation policies have been updated to reflect new evidence, where appropriate, namely the updated Strategic Flood Risk Assessment and the Building Heights Study.

3.6. This has resulted in a total of 72 site allocations (including list sites) within the 2024 version of draft Local Plan. A full list of the sites allocated in this published version of the Plan is attached in Appendix 2.

Sites no longer proposed for allocation

3.7. 21 sites that were allocated in the 2020 draft Site Allocations Local Plan are no longer proposed as allocations in the 2024 draft new Local Plan. The reason for deletion is specified in the table below.

Table 3 – Sites no longer proposed for allocation

| 2020 Site Ref | Site Name | Proposed use | 2020 Indicative capacity | Reason why the site was not carried forward |
|---------------|---|--|--------------------------|--|
| CGY8 | Camden Lock Market and Interchange | Market, employment (maker spaces, creative industries), retail | 50 off site | Expected number of homes on site below the threshold for inclusion |
| IDS20n | Land Bounded by Grafton Terrace, Maitland Park Villas and Maitland Park | Self-contained homes, community uses | 119 | Development significantly under construction |
| IDS14 | Royal Free Hospital | Health and other complementary/supporting uses | Not specified | Expected number of homes below the threshold for inclusion |
| IDS20r | 1 Hampshire Street | Self-contained homes | 16 | Completed |
| IDS20s | 11-12 Ingestre Road | Assisted living accommodation | 50 | Expected number of homes when existing residential floor space considered expected to be |

| | | | | |
|--------|--|---|---------------|--|
| | | | | below the threshold for inclusion |
| IDS20w | Barrie House, 29 St Edmund's Terrace | Self-contained homes | 15 | Expected number of homes below the threshold for inclusion |
| HCG5d | Castlewood House and Medius House | Employment (offices), self-contained homes | 18 | Planning permission approved, under construction |
| HCG5g | Great Ormond Street Hospital | Hospital | Not specified | Planning permission |
| HCH5i | Hand Court, 50-57 High Holborn | Employment (offices), self-contained homes, retail | 6 | Expected number of homes below the threshold for inclusion |
| IDS20b | 1-5 Hanway Place and 6-17 Tottenham Court Road | Retail, employment (offices), self-contained homes | 15 | Not expected to now come forward for delivery in plan period |
| IDS20c | Arthur Stanley House 40 -5- Tottenham Street | Self-contained homes, health | 10 | Completed |
| IDS20d | Cambridge House 373 – 375 Euston Road | Leisure | 0 | Development significantly under construction |
| IDS20t | Eastman Dental Clinic 256 Gray's Inn Road | Health, student accommodation | 0 | Development significantly under construction |
| IDS20y | King's Cross Central | Knowledge Quarter uses, self-contained homes, community | 781 | Development significantly under construction |
| WHI5b | 156 West End Lane | Self-contained homes, retail, community uses | 164 | Development significantly under construction |
| IDS20p | 246-248 Kilburn High Road | Self-contained homes | 27 | Completed |
| IDS20i | Branch Hill House | Self-contained homes | 25 | Expected number of homes when existing |

| | | | | |
|--------|---|--|---------------|---|
| | | | | residential floor space considered expected to be below the threshold for inclusion |
| IDS20o | Highgate New Town Community Centre | Community uses, self-contained homes | 39 | Development significantly under construction |
| IDS3 | Central Cross 18 -30 Tottenham Court Road | Offices, retail, cinema, self-contained homes | Not specified | Expected number of homes below the threshold for inclusion |
| IDS4 | 85 Camden Road | Self-contained homes, retail or employment (offices) on ground floor | 24 | Not expected to now come forward for delivery in plan period |
| IDS7 | Buck Street Market | Market, retail, food and drink | 5 | Expected number of homes below the threshold for inclusion |

Sites incorporated into existing Site Allocations

3.8. Three existing site allocations have been extended to include additional sites that came forward from the Call for Sites. These are set out in Table 4 below.

Table 4 – Sites incorporated into existing site allocations

| New site added to existing allocation | Existing SALP Allocation/ Local Plan Site Ref |
|---------------------------------------|---|
| Eagle Wharf | Bangor Wharf - CSP7b / S9 |
| Holmes Road depot | Regis Road - KT2/ C2 |
| 14 Blackburn Road | O2 centre, car park and car showrooms WHI2 / W2 |

New sites

3.9. The draft new Local Plan proposes five new site allocations and these are set out in Table 5 below.

Table 5 – Proposed new site allocations

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|---|---|---------------------------------|---|
| S32 | Chalton Street, Godwin and Crowndale Estate | Permanent self-contained homes | 10 | Previously discounted but now expected to come forward within the Plan period. Nominated by Council officer |
| C25 | 5-17 Haverstock Hill (Eton Garage) | Permanent self-contained homes, retail uses | 77 | Recent Planning permission so nominated by Council officer |
| W3 | 11 Blackburn Road | Mixed use including commercial and permanent self-contained homes | 14 | Nominated in Call for Sites 2020 and 2022 |
| W13 | 551-557 Finchley Road | Permanent self-contained homes | 15 | Recent Planning permission so nominated by Council officer |
| W14 | 317 Finchley Road | Permanent self-contained homes | 22 | Recent Planning permission so nominated by Council officer |

Next Steps

- 4.1. Consultation on the Regulation 18 version of the draft new Local Plan will be undertaken in early 2024.
- 4.2. The comments received in relation to the Site Allocations will be taken into account in the preparation of the Submission Version of the draft Local Plan.
- 4.3. A full schedule of comments received and responses will be published alongside the next version of the Local Plan.
- 4.4. On publication of the Draft Local Plan 2024, the 2020 Site Allocations Local Plan will no longer hold any weight in planning decisions as it will be superseded by the 2024 Draft Local Plan.

Appendices

Appendix 1 : Complete list of proposed site allocations in the 2020 draft Site Allocations Local Plan

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|-----------------|---|---|--|--------------------------------------|
| BC1 | Bloomsbury Campus Area Policy | | n/a | |
| BC2a | Birbeck College, Malet Street | Higher education (academic and ancillary space) | n/a | Major Site |
| BC2b | Senate House (NE quadrant) Malet Street | Higher education (academic and ancillary space) | n/a | Current Site Allocation (2013) |
| BC2cF | 20 Russell Square | Higher education (academic and ancillary space) | n/a | Nominated by a Council Officer |
| CGY1 | Camden Goods Yard Area Policy | | 1200 | |
| CGY2 | Morrison supermarket, Chalk Farm Road NW1 8EH | Self-contained homes, employment (offices and maker spaces), retail, food and drink, community and leisure uses | 573 | Major Site |
| CGY3 | Morrisons Petrol Filling Station, Chalk Farm Road NW1 8EH | Employment (offices), retail, food and drink | 0 | Major Site |
| CGY4 | 100, 100a and 100b Chalk Farm Road NW1 8EH | Employment (offices), retail, food and drink | 0 | London SHLAA and Major Site |
| CGY5 | Juniper Crescent housing estate | Self-contained homes, small-scale employment space and community uses | 290 | Nominated by a Council Officer |
| CGY6 | Network Rail Land at Juniper Crescent | Self-contained homes, employment (offices/ light industrial), operational railway use | 50 | Nominated in the 2018 Call for Sites |
| CGY7 | Gilbey's Yard housing estate | Self-contained homes, community use | 190 | Nominated by a Council Officer |
| CGY8 | Camden Lock Market, Chalk | Market, employment (maker spaces, creative | 50 | Major Site |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|---|--|---------------------------------|--|
| | Farm Road NW1 8NH | industries), retail | | |
| CSP1 | Camley Street and St Pancras Way Area Policy | | 1750 | |
| CSP2 | 120-136 Camley Street | Employment (light industry, maker spaces, offices), self-contained homes | 110 | London SHLAA and Community Investment Programme (CIP) |
| CSP3 | 104-114 Camley Street and Cedar Way Industrial Estate | Employment (light industry, maker spaces, office), self-contained homes | 750 | Current Site Allocation 2013, London SHLAA and nominated in the 2018 Call for Sites (HS2 land) |
| CSP4 | Parcelforce and ATS Tyre site, 24 - 86 Royal College Street | Employment (depot, light industrial), self-contained homes | 250 | Current Site Allocation 2013, major site |
| CSP5 | St Pancras Hospital, 4 St Pancras Way, NW1 0PE | Health, self-contained homes, employment (knowledge quarter uses) | 200 | Current Site Allocation 2013, London SHLAA and nominated in the 2018 Call for Sites |
| CSP6 | Shorebase Access Land, Pancras Road, London, NW1 1UN | Self-contained homes, offices | 25 | Nominated in the 2018 Call for Sites |
| CSP7a | Agar Grove Estate | Housing | 493 (244 net) | London SHLAA and Major site |
| CSP7b | Bangor Wharf | Commercial, Housing | 40 | Current Site Allocation 2013, London SHLAA, Major site |
| CSP7c | St Pancras Commercial Centre | Commercial, housing | 35 | London SHLAA and Major site |
| CSP7d | Ugly Brown Building | Commercial, Retail / Leisure Housing | 73 | London SHLAA and Major site |
| HCG1 | Holborn and Covent Garden Area Policy | | 400 | |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|--|---|---------------------------------|---|
| HCG2 | Former St Martins, 12 - 42 Southampton Row & 1-4 Red Lion Square, WC1B 4AF | Hotel, self-contained residential, cultural, retail | 85 | Current Site Allocation 2013, London SHLAA and nominated in the 2018 Call for Sites |
| HCG3 | 1 Museum Street | Hotel, commercial, housing | 50 | Major site |
| HCG4 | 134 - 149 Shaftsbury Avenue | theatre/cinema, cultural use | 0 | Major site |
| HCG5a | Tybalds Estate (infill) | Self-contained homes | 56 | Major site |
| HCG5b | 294-295 High Holborn | Office, Self-contained homes | 10 | Major site |
| HCG5c | Panther House, 38 Mount Pleasant, The Brain Yard, 156-164 Gray's Inn Road | Office, Self-contained homes | 8 | Major site |
| HCG5d | Castlewood House and Medius House | Office, Self-contained homes | 18 | Major site |
| HCG5e | 8-10 Southampton Row | Hotel, Self-contained homes | 9 | Major site |
| HCG5f | 60-67 Short's Gardens & 14-16 Betterton Street | Office, Self-contained homes, retail | 4 | Major site |
| HCG5g | GOSH Masterplan | Hospital | 0 | Major site |
| HCG5h | Holborn Library and Cockpit Yard | Self-contained homes, library | 120 | London SHLAA and CIP |
| HCG5i | Hand Court, 50-57 High Holborn | Office, Self-contained homes, retail | 6 | Current Site Allocation 2013, London SHLAA and Major site |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|---|--|---------------------------------|---|
| HCG5j | 18 Vine Hill and 15-29 Eyre Street Hill | Hotel, Self-contained homes | 10 | Major site and nominated in the 2018 Call for Sites |
| KT1 | Kentish Town Area Policy | | 2000 | |
| KT2 | Regis Road Growth Area | Industry / employment; housing; community uses; open space | 1000 | London SHLAA |
| KT3 | Murphy Site | Industry / employment; housing; community uses; open space | 750 | Major site |
| KT4 | Kentish Town Police Station, 10-12A Holmes Rd | Police facilities; self-contained homes | 80 | Current Site Allocation 2013, identified in a Neighbourhood Plan and nominated in the 2018 Call for Sites |
| KT5 | 369-377 Kentish Town Road (car wash site) | Self-contained homes; retail/restaurant | 14 | Major Site |
| KT6 | Kentish Town Fire Station, 20 Highgate Rd | Fire station; self-contained homes | 35 | Current Site Allocation 2013, identified in a Neighbourhood Plan |
| KT7 | Highgate Centre, 19-37 Highgate Rd | Housing; community use / cafe | 50 | Major site |
| WHI1 | West Hampstead Interchange Area Policy | | 1150 | |
| WHI2 | O2 centre, car park and car showroom sites | Mixture of types of permanent self-contained homes, town centre uses, community uses, open space | 950 | Current Site Allocation 2013, London SHLAA, nominated in the 2018 Call for Sites and Major site |
| WHI3 | 13 Blackburn Road | Offices, self-contained homes | 21 | Identified in Neighbourhood Plan and Major site |
| WHI4 | 188-190 Iverson Road | Offices, light industrial and self-contained homes | 15 | London SHLAA and nominated in the 2018 Call for Sites |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|--|---|--|---|
| WHI5a | Land at Midland Crescent | Offices, Housing | 9 additional self contained homes; and 60 additional student units or equivalent housing floor space | London SHLAA, identified in a Neighbourhood Plan and Major site. |
| WHI5b | 156 West End Lane | Self-contained homes, Retail, Community | 164 | Current Site Allocation 2013, and nominated in the 2018 Call for Sites |
| IDS1 | Network Building, 95 100 Tottenham Court Road and 76 80 Whitfield Street and 88 Whitfield Street | Offices, retail, self-contained homes | 13 | Identified in the Fitzrovia Area Action Plan (AAP) and nominated in the 2018 Call for Sites |
| IDS2 | 14-19 Tottenham Mews, | Self-contained homes, community, health | 12 | Identified in the Fitzrovia Area Action Plan (AAP) |
| IDS3 | Central Cross, 18 30 Tottenham Court Road and 1 and 2 Stephen Street | Offices, retail, cinema, self-contained homes | 0 | Identified in the Fitzrovia Area Action Plan (AAP) |
| IDS4 | 85 Camden Road, | Self-contained homes and retail | 24 | Nominated in the 2018 Call for Sites |
| IDS5 | Shirley House, 25-27 Camden Road | Offices, self-contained homes and retail | 30 | Major Site |
| IDS6 | 1-8 Stucley Place, 5-7 Buck Street and 25-27 | Self-contained homes, maker spaces/creative industries, retail (ground level) | 50 | London SHLAA |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|---|---|---------------------------------|---|
| | Kentish Town Road | | | |
| IDS7 | Buck Street Market (Camden Market) 192-200 Camden High Street | Market, retail, food and drink | 5 | Major Site |
| IDS8 | Grand Union House, 18-20 Kentish Town Road | Employment (offices), self-contained homes, retail (ground level) | 6 | Major Site |
| IDS9 | 202 – 204 Finchley Road | light industrial, offices and self-contained homes | 12 | Nominated in the 2018 Call for Sites |
| IDS10 | Gondar Gardens Reservoir, Gondar Gardens, | Self-contained homes | 30 | Major Site |
| IDS11 | Wendling Estate and St Stephens Close | Self-contained homes, community | 409 | Community Investment Programme (CIP) |
| IDS12 | Mansfield Bowling Club, Croftdown Road, | Self-contained homes | 21 | Major Site |
| IDS13 | West Kentish Town Estate | Self-contained homes, community and retail | 484 | CIP |
| IDS14 | Royal Free, Pond Street, | Health and other complementary/supporting uses | 0 | Major Site |
| IDS15 | 330 Grays Inn Road, King's Cross | Knowledge Quarter uses (including offices), self contained homes | 130 | Nominated in the 2018 Call for Sites and Major site |
| IDS16 | Belgrove House, Belgrove Street, | Knowledge Quarter uses (including offices), self contained homes | 50 | Nominated in the 2018 Call for Sites and Major site |
| IDS17 | Former Thameslink station, 271-273 Pentonville Road | Quarter uses (including offices), self contained homes | 12 | Nominated in the 2018 Call for Sites and Major site |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|--|--|---------------------------------|---|
| IDS18 | 22-24 Pakenham Street and 21 Wren Street | Education, self-contained homes and Knowledge Quarter uses (including offices) | 70 | Current Site Allocation 2013 |
| IDS19 | Land to the rear of the British Library | Cultural, Knowledge Quarter uses | 0 | Current Site Allocation 2013, nominated in the 2018 Call for Sites and Major site |
| IDS20a | Middlesex Hospital Annex - 44 Cleveland Street | Self-contained homes, Health | 50 | Identified in the Fitzrovia AAP, London SHLAA, Major site |
| IDS20b | 1-5 Hanway Place and 6-17 Tottenham Court Road | Retail, Commercial Self-contained homes | 15 | Identified in the Fitzrovia AAP and London SHLAA |
| IDS20c | Arthur Stanley House - 44-50 Tottenham Street | Self-contained Homes Health | 10 | Identified in the Fitzrovia AAP and Major site |
| IDS20d | Cambridge House | Lecture facility (D1) | 0 | Major site |
| IDS20e | Ifor Evans Halls of Residence, 109 Camden Road | Housing (Student Accommodation) | 300 additional student units | Nominated by a Council officer |
| IDS20f | Jamestown / Arlington Road depot | Light industrial, depot, self-contained homes | 40 | Nominated by a Council officer |
| IDS20g | Lot 1 Hadley Street | Self-contained homes | 10 | Nominated by a Council officer |
| IDS20h | BP Petrol Station, 104A Finchley Road | Self-contained homes, offices | 25 | Major site |
| IDS20i | Branch Hill | Self-contained homes | 25 | Major site |
| IDS20j | 113a, 115 and 117 Wellesley Road - Bacton Low Rise | Self-contained homes | 213 | CIP |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|--|---|-------------------------------------|---|
| IDS20k | Queen Marys House, 124 Heath St | Self-contained homes | 150 | Major site |
| IDS20l | Hampstead Delivery Office, Shepherd's Walk | Self-contained homes | 45 | London SHLAA |
| IDS20m | Former Charlie Ratchford Centre | Self-contained homes | 124 | Major site |
| IDS20n | Land at Grafton Terrace and Maitland Park Villas | Self-contained homes, community | 112 | London SHLAA and Major site |
| IDS20o | Highgate New Town Community Centre | Community, self-contained homes | 39 | CIP |
| IDS20p | 246-248 Kilburn High Road | Self-contained homes | 27 | Major site |
| IDS20q | Abbey Co-Op Housing Site, Casterbridge and Snowman House | Self-contained homes | 141 | Nominated in the 2018 Call for Sites and Major site |
| IDS20r | 1 Hampshire Street | Self-contained homes | 16 | Identified in a Neighbourhood Plan and Major site |
| IDS20s | 11-12 Ingestre Road | Housing (assisted living) | 50 additional assisted living units | Major site |
| IDS20t | Eastman Dental Clinic | Health, Housing (Student accommodation) | TBC | Nominated in the 2018 Call for Sites and major site |
| IDS20u | 52 Avenue Road | Self-contained homes | 20 | Nominated in the 2018 Call for Sites |
| IDS20v | 100 Avenue Road | Self-contained homes | 184 | Major site |
| IDS20w | Barrie House, 29 St Edmund's Terrace | Self-contained homes | 15 | Major site |

| Site Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|---|---|---------------------------------|---|
| IDS20x | Central Somers Town, – Edith Neville Primary School, Polygon Road Open Space and Purchase Street Open Space | Community, self-contained homes | 153 | CIP |
| IDS20y | King's Cross Central | Knowledge Quarter uses, self-contained homes, community | 781 | Current site Allocations 2013, London SHLAA, Major site |
| IDS20z | Liddell Road Industrial Estate | Self-contained homes, light industrial | 106 | Identified in a Neighbourhood Plan and London SHLAA |

Appendix 2 : Complete list of proposed site allocations in the draft Local Plan 2024

Site Allocations in the South Area

| 2024 Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | 2024 Indicative Residential Capacity | Site identification source |
|----------------------|------------------------|---|--|---|--|
| S4 | CSP2 | 120-136 Camley Street | Employment (including light industrial, maker spaces, offices) permanent self-contained homes | 110 | London SHLAA and Community Investment Programme (CIP) |
| S5 | CSP3 | 104-114 Camley Street and Cedar Way Industrial Estate | Permanent self-contained homes, and employment (including research and knowledge based uses, light industrial, maker spaces, offices) | 750 | Current Site Allocation 2013, London SHLAA and nominated in the 2018 Call for Sites (HS2 land) |
| S6 | CSP4 | Parcellforce and ATS Tyre Site | Employment (including research and knowledge based uses) and permanent self-contained homes | 280 | Current Site Allocation 2013, major site |
| S7 | CSP5 | St. Pancras Hospital | Health, permanent self-contained homes, education, employment (including research and knowledge based uses, light industrial, maker spaces, offices) | 200 | Current Site Allocation 2013, London SHLAA and nominated in the 2018 Call for Sites |
| S8 | CSP6 | Shorebase Access | Permanent self-contained homes, offices | 40 | Nominated in the 2018 Call for Sites |
| S9 | CSP7b | Eagle Wharf and Bangor Wharf | Employment and permanent self-contained homes | 50 | Current Site allocation 2013, nominated in the 2022 Call for Sites. |

| 2024 Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | 2024 Indicative Residential Capacity | Site identification source |
|---------------|-----------------|---|---|--------------------------------------|---|
| S10 | IDS1 | Network Building and Whitfield Street | Research and knowledge based uses, retail, permanent self-contained homes | 23* | Identified in the Fitzrovia Area Action Plan (AAP) and nominated in the 2018 Call for Sites |
| S11 | IDS2 | Former Tottenham Mews Day Hospital | Permanent self-contained homes, small scale community, health or office use | 23 | Identified in the Fitzrovia AAP |
| S12 | IDS15 | Former Royal National Throat, Nose and Ear Hospital | Employment (including research and knowledge based uses) permanent self-contained homes | 72* | Nominated in the 2018 Call for Sites and Major site |
| S13 | IDS16 | Belgrove House | Research and knowledge based uses (including offices), self-contained homes | 32* | Nominated in the 2018 Call for Sites and Major site |
| S14 | IDS17 | Former Thameslink Station, Pentonville Road | Research and knowledge based uses (including offices) permanent self-contained homes | 12* | Nominated in the 2018 Call for Sites |
| S15 | IDS18 | Land at Pakenham Street and Wren Street | Education and/ or Employment uses (including research and knowledge based uses, maker space and offices) and permanent self-contained homes | 70* | Current Site Allocation 2013 |
| S16 | IDS19 | Land to the rear of the British Library | Cultural, Research and knowledge based uses | Subject to Policy H2 | Current Site Allocation, nominated in the 2018 Call for Sites and Major site |
| S17 | HCG2 | Former Central St Martins College | Hotel, permanent self-contained | 34* | Current Site |

| 2024 Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | 2024 Indicative Residential Capacity | Site identification source |
|---------------|-----------------|---|--|--------------------------------------|--|
| | | | homes, cultural, retail, creative work space | | Allocation 2013, London SHLAA and nominated in the 2018 Call for Sites |
| S18 | HCG3 | Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street | Mixed use including offices, research and knowledge based uses, town centre uses, and permanent self-contained homes | 10* | Major site |
| S19 | HCG4 | 135-149 Shaftesbury Avenue | Theatre / cinema, cultural use | Subject to Policy H2 | Major site |
| S20 | CSP7a | Agar Grove Estate | Permanent self-contained homes | 152 | London SHLAA and Major site |
| S21 | CSP7c | St. Pancras Commercial Centre, Pratt Street | Employment and permanent self-contained homes | 33 | London SHLAA and Major site |
| S22 | CSP7d | 6 St Pancras Way | Employment, retail, leisure and permanent self-contained homes | 73 | London SHLAA and Major site |
| S23 | HCG5a | Tybalds Estate | Permanent self-contained homes | 56 | Major site |
| S24 | HCG5b | 294-295 High Holborn | Employment and permanent self-contained homes | 10 | Major site |
| S25 | HCG5c | 156-164 Grays Inn Road | Employment and permanent self-contained homes | 14 | Major site |
| S26 | HCG25e | 8-10 Southampton Row | Hotel and permanent self-contained homes | 9 | Major site |
| S27 | HCG25f | 60-67 Short's Gardens & 14-16 Betterton Street | Employment and permanent self-contained homes | 4 | Major site |
| S28 | HCG5h | Cockpit Yard and Holborn Library | Employment, permanent self-contained homes, library | 110 | London SHLAA and Community Investment Programme (CIP) |

| 2024 Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | 2024 Indicative Residential Capacity | Site identification source |
|---------------|-----------------|---|---|--------------------------------------|---|
| S29 | HCG5j | 18 Vine Hill and 15-29 Eyre Street Hill | Hotel and permanent self-contained homes | 9 | Major site and nominated in the 2018 Call for Sites |
| S30 | IDS20a | Middlesex Hospital Annex, 44 Cleveland Street | Health and permanent self-contained homes | 57 | Identified in the Fitzrovia Area Action Plan (AAP), London SHLAA and Major site |
| S31 | IDS20x | Central Somers Town | Community uses and permanent self-contained homes | 72 | CIP |
| S32 | new | Chalton Street, Godwin and Crowndale Estate | Permanent self-contained homes | 10 | Nominated by a Council officer |
| S33 | BC2a | Birkbeck College, Malet Street | Higher education (academic and ancillary space) | | Major Site |
| S34 | BC2b | Senate House (NW quadrant), Malet Street | Higher education (academic and ancillary space) | | Current Site Allocation (2013) |
| S35 | BC2c | 20 Russell Square | Higher education (academic and ancillary space) | | Nominated by a Council officer |

*indicates a capacity figure based on an permitted scheme but would be subject to capacity required by Policy H2 if a new development comes forward

Site Allocations in the Central Area

| Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|-----------------|----------------------------------|--|---------------------------------|--|
| C2 | KT2 | Regis Road and Holmes Road Depot | Industry / employment (including offices); permanent self-contained homes, community uses; open space; waste and recycling facilities; depot | 1000 | London SHLAA and Holmes depot nominated in Call for Sites 2022 |
| C3 | KT3 | Murphy Site | Industry / employment; permanent self- | 750 | Major Site |

| Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|-----------------|---|--|---------------------------------|---|
| | | | contained homes; community uses; open space | | |
| C4 | KT4 | Kentish Town Police Station | Police facilities; permanent self-contained homes | 35 | Current Site Allocation 2013, identified in a Neighbourhood Plan and nominated in the 2018 Call for Sites |
| C5 | KT5 | 369-377 Kentish Town Road | Permanent self-contained homes; retail/restaurant | 14 | Major site |
| C6 | KT6 | Kentish Town Fire Station | Fire station; permanent self-contained homes or student accommodation | 30 | Current Site Allocation 2013 and identified in a Neighbourhood Plan |
| C7 | CGY2 | Morrisons Supermarket | Permanent self-contained homes, employment (offices and maker spaces), retail, food and drink, community and leisure use | 644 | Major site |
| C8 | CGY3 | Former Morrisons Petrol Filling Station | Employment (offices), permanent self-contained homes, retail, food and drink | Subject to Policy H2 | Major Site |
| C9 | CGY4 | 100 Chalk Farm Road | Employment, permanent self-contained homes, student accommodation, retail and cafes/restaurants (ground level) | 100 | London SHLAA and Major site |
| C10 | CGY5 | Juniper Crescent | Permanent self-contained homes, specialist housing provision (e.g., an extra-care facility), small-scale employment space and community uses (or | 290 | Nominated by a Council officer |

| Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|-----------------|---------------------------------------|---|---------------------------------|---|
| | | | other appropriate ground floor uses) | | |
| C11 | CGY6 | Network Rail land at Juniper crescent | Permanent self-contained homes, office / light industrial, operational railway use | 50 | Nominated in the 2018 Call for Sites |
| C12 | CGY7 | Gilbeys Yard | Permanent self-contained homes, specialist housing, small-scale employment space, community use | 120 | Nominated by a Council officer |
| C13 | IDS13 | West Kentish Town Estate | Permanent self-contained homes | 569 | Community Investment Programme (CIP) |
| C14 | IDS11 | Wendling Estate and St Stephens Close | Permanent self-contained homes | 509 | CIP |
| C15 | IDS5 | Shirley House | Employment (offices), permanent self-contained homes and retail | 30 | Major site and nominated in the 2022 Call for Sites |
| C16 | IDS6 | Camden Town over station development | Permanent self-contained homes, employment uses (maker spaces/creative industries/offices), retail and food & drink uses (ground level) | 60 | London SHLAA and nominated in the 2022 Call for Sites |
| C17 | IDS20e | UCL campus, 109 Camden Road | Housing (Student accommodation) | 180 additional student units | Nominated in 2022 Call for Sites |
| C18 | IDS20f | Arlington Road former depot site | Employment and permanent self-contained homes | 66 | Nominated by Council officer |
| C19 | KT7 | Highgate Centre, Highgate Road | Permanent self-contained homes, community use | 47 | Major site |

| Site Ref | 2020 Policy Ref | Site Name | Proposed Uses | Indicative Residential Capacity | Site identification source |
|----------|-----------------|--|--|---------------------------------|--------------------------------------|
| C20 | IDS8 | Grand Union House, 18-20 Kentish Town Road | Employment (office) retail (ground floor) and self-contained homes | 6 | Major site |
| C21 | IDS20g | Heybridge Garages, Hadley Street | Permanent self-contained homes | 10 | Nominated by Council officer |
| C22 | IDS20j | Former flats 121 – 129 Bacton, Haverstock Road | Permanent self-contained homes | 148 | CIP |
| C23 | IDS20m | Former Charlie Ratchford Centre | Permanent self-contained homes | 115 | Major site |
| C24 | IDS20u | 52 Avenue Road | Permanent self-contained homes | 12 | Nominated in the 2018 Call for Sites |
| C25 | new | 5-17 Haverstock Hill (Eton Garage) | Permanent self-contained homes, retail uses | 77 | Nominated by Council officer |

Site Allocations in the West Area

| Site Ref | 2020 Policy Ref | Site Name | Proposed Use | Indicative Residential Capacity | Site identification source |
|----------|-----------------|---|---|---------------------------------|---|
| W2 | WHI2 | O2 Centre, carpark and car showroom sites and 14 Blackburn Road | Mixed use development including permanent self-contained homes, town centre uses including retail and leisure uses, community uses, employment and open space | 1800 | Current Site Allocation, London SHLAA, nominated in the 2018 Call for Sites and 14 Blackburn Road in the 2020 and 2022 Call for Sites |
| W3 | new | 11 Blackburn Road | Mixed use including commercial and permanent self-contained homes | 14 | Nominated in the 2020 and 2022 Call for Sites |

| Site Ref | 2020 Policy Ref | Site Name | Proposed Use | Indicative Residential Capacity | Site identification source |
|----------|-----------------|--|---|---|---|
| W4 | WHI3 | 13 Blackburn Road | Employment space / Offices and permanent self-contained homes | 24 | Nominated in the 2018 Call for Sites and Major site |
| W5 | WHI4 | 188-190 Iverson Road | Office, light industrial and permanent self-contained homes | 15 | London SHLAA and nominated in the 2018 Call for Sites |
| W6 | IDS9 | Meridian House | Light industrial, offices and permanent self-contained homes | 12 | Nominated in the 2018 Call for Sites |
| W7 | IDS10 | Gondar Gardens | Permanent self-contained homes | 30 | Major site |
| W8 | WHI5a | Land at Midland Crescent, Finchley Road | Mixed use including permanent self-contained homes and town centre uses | 9 additional homes and 60 student rooms or equivalent residential floor space | London SHLAA, identified in a Neighbourhood Plan and Major site |
| W9 | IDS20h | BP Petrol Station, 104A Finchley Road | Mixed use including commercial and permanent self-contained homes | 30 | Major site |
| W10 | IDS20q | Abbey Co-Op Housing Site, Emminster and Hinstock | Permanent self-contained homes, Class E uses | 65 | Nominated in the 2018 Call for Sites and Major site |
| W11 | IDS20v | 100 Avenue Road | Permanent self-contained homes | 184 | Major site |
| W12 | IDS20z | Former Liddell Road Industrial Estate | Permanent self-contained homes and Commercial | 106 | Identified in a Neighbourhood Plan and London SHLAA |
| W13 | new | 551-557 Finchley Road | Permanent self-contained homes | 15 | Nominated by Council officer |
| W14 | new | 317 Finchley Road | Permanent self-contained homes | 22 | Nominated by Council officer |

Site Allocations in the North Area

| Site Ref | 2020 Policy Ref | Site Name | Proposed uses | Indicative Residential Capacity | Site identification source |
|----------|-----------------|---------------------------|--------------------------------|---------------------------------|----------------------------|
| N2 | IDS12 | Mansfield Bowling Club | Permanent self-contained homes | 23 | Major site |
| N3 | IDS20k | Queen Marys House | Permanent self-contained homes | 80 | Major site |
| N4 | IDS20l | Hampstead Delivery Office | Permanent self-contained homes | 45 | London SHLAA |