DEVELOPMENT TRACKER

Camden – Planning Application and Public Realm Database Report

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1 Introduction

1.1 This Planning Application and Public Realm Database Report contains results of a search for commercial floor space, and other significant developments and public realm schemes in the Camden area of the Fitzrovia Partnership BID. This includes plans showing the locations of the identified sites, calculation of estimated Community Infrastructure Levy (CIL) revenues generated, and identification of development trends.

1.2 This Report also includes a planning policy monitoring section to identify the current and emerging planning policy framework in the London Borough of Camden, relevant planning policies and guidance for Class E and public realm schemes within the BID area and site allocations within the BID area.

Search criteria

1.3 This Report will be updated on a quarterly basis and in the next iteration of this Report, it will include newly identified applications for creation or loss of commercial floor space, along with changes in status of existing planning applications already identified in the current Report. It also monitors public realm schemes and identifies other significant planning applications where relevant.

1.4 The directory includes all new applications for Class E floor space consented within the BID area within the past two years. Alongside office floor space, this can include retail, restaurant, health clinic and crèche/nursery functions. This Report also includes identification of public realm schemes, including developments involving landscape and transport hub upgrades, as well as standalone public realm projects.

1.5 The search area in this study is focused within the boundary of the BID area. Outside the boundaries, any relevant major/strategic planning applications for additional commercial floor space and public realm schemes in the vicinity are also monitored.

Summary of findings

1.6 This month's Report captures the following developments affecting Class E floorspace, which are marked with an asterisk (*) in Sections 3 and 6, Site Directory. For this Report, developments consented and public realm schemes approved within the past two years (from October 2024 onwards) have been identified.

Class E

Existing Applications/Permissions

- Site 1: The Courtyard, 1-7 Alfred Place, 22 Store Street and 220-226 Tottenham Court Road, London WC1E 7EB (2024/4840/P) – Permission granted for the refurbishment and extension of the existing building, including an infill extension, roof extension and replacement façades, resulting in the loss of 888 sqm of existing Class E floor space and the gain of 1,876 sqm of office (Class E(g)(i)) floor space.
- Site 2: 4 Bloomsbury Place London Camden WC1A 2QA (2025/0636/P) – Conditions in progress for the change of use of 415 sqm of office (Class E(g)(i)) floor space to office (Class E(g)(i)) and/or education (Class F1(a)) floor space.

- Site 3: Chenies House 21 Bedford Square London WC1B 3HH (2025/2373/P) – Permission granted for the change of use of 683 sqm of office (Class E(g)(i)) floor space to a flexible use as offices (Class E(g)(i)) or non-residential use (Class F1).
- Site 4: 69-70 & 71 Warren Street & 301-305 Euston Road London NW1 3AD (2025/2958/P) – New application for the refurbishment, alteration and upward extension of the existing buildings, resulting in the gain of 763 sqm of additional commercial floor space (Class E(c)(ii)) and 97 sqm of additional residential (Class C3) floor space.
- Site 5: 7 Ridgmount Street London WC1E 7AE (2025/3920/P) – New application for the refurbishment, partial demolition and extension of the existing building, resulting in the gain of 1,634 sqm of additional office (Class E(g)(i)) floor space and 184 sqm of additional retail (Class E(b)) floor space.
- Site 6: Unit 6A, 6-17 Tottenham Court Road London W1T 1BG (2025/4131/P) – Development completed for the change of use of 1,105 sqm of financial services (Class E(c)(i)) floor space to an interactive museum (Sui Generis) or flexible Class E use.
- Site 7: 70 Grafton Way London W1T 5DT (2025/5342/P) – New application for the change of use of 352 sqm of commercial (Class E) floor space and ancillary residential use to a single residential dwelling (Class C3).
- Site 8: Stewart House, University Of London, 32 Russell Square London WC1B 5DN (2025/5405/P) – Permission granted for the temporary change of use of 1,658 sqm of education (Class F1(a)) floor space to flexible office (Class E(g)) and education (Class F1(a)) use for a period of up to 10 years.
- Site 9: 34 Bloomsbury Way London WC1A 2SA (2025/4413/P) – Permission granted for the change of use of 131 sqm of office (Class E(g)(i)) floor space to provide 143 sqm of residential (Class C3) floor space.
- Site 10: 37-38 Warren Street London W1T 6AD (2026/0367/P) – New application for the demolition and redevelopment of the existing building to provide a new commercial building, resulting in the loss of 2,655 sqm of office (Class E(g)(i)) floor space and the gain of 3,485 sqm of office (Class E(g)(i)) floor space.
- Site 11: The Gable Building, 8-10 Alfred Place, 216-217 Tottenham Court Road, 218-219 Tottenham Court Road London WC1E 7EB (2026/1850/P) – New application for the refurbishment and extension of the existing building to provide reconfigured office accommodation, resulting in the gain of 888 sqm of additional professional services (Class E(c)(ii)) floor space.
- Site 12: 9 Bedford Square London WC1B 3RE (2026/2539/P) – New application for the change of use of 541.3 sqm of office (Class E(g)(i)) floor space to provide 523.9 sqm of residential (Class C3) floor space as a single dwelling house.
- Site 13: 50 Grafton Way London W1T 5DH (2026/3540/P) – Permission granted for the change of use of 145.2 sqm of betting shop (Sui Generis) floor space to a martial arts studio (Class E).
- Site 14: Land Bounded by Maple Street, Cleveland Mews, Howland Street and Cleveland Street London W1T 4JZ (2026/3799/P) – New application for the refurbishment and extension of the BT Tower and associated buildings, including the change of use of 31,779 sqm of telecommunications (Sui Generis) floor space to gain 31,791 sqm hotel (Class C1), Class E and Sui Generis floor space.

- Site 15: 5 Fitzroy Square London W1T 5HH (2026/4015/P) – New application for the change of use of 576 sqm of office (Class E(g)(i)) floor space to a single dwelling house (Class C3).

Public Realm Schemes
Existing Schemes

- Site 1: West End Project – Scheme complete for public realm and transport upgrade of the London Borough of Camden's West End, across Tottenham Court Road, Gower Street, Bloomsbury Street, Princes Circus and St Giles, delivering two-way traffic operation, reduced congestion and pollution, faster bus routes, safer cycling infrastructure, widened pavements, improved public spaces, and restored heritage features.
- Site 2: Howland Street, Whitfield Street, Tottenham Mews – Scheme under construction for public realm and streetscape improvements including widened footways, junction upgrades, road resurfacing, rain gardens, tree planting, new cycle parking stands and improvements to cycling infrastructure, including the widening and upgrading of the existing cycle lane.
- Site 3: Chitty Street, Charlotte Street, Whitfield Street, Tottenham Street, Goodge Place and Scala Street – Scheme approved for public realm improvements including pedestrianisation, widened pavements, tree planting, pocket parks, and cycle infrastructure enhancements.
- Site 4: Montague Place, London WC1E 7JW – New scheme proposed to create a new public square, enhance the setting of the British Museum and Senate House, and activate the street.
- Site 5: Great Russell Street / British Museum Forecourt, London WC1E 7JW – Scheme approved for temporary visitor welcome pavilions, wayfinding infrastructure, seating, railings and public realm enhancements within the British Museum forecourts, including landscaping and alterations to surrounding walls and curbs (for up to 10 years).
- Site 6: Malet Street, London WC1E 7HU – New scheme proposed to transform the tree-lined avenue into an enlivened public realm, improve north–south connectivity, create new east-west routes and enhance cycling infrastructure.
- Site 7: Senate House Courtyards, London WC1E 7HU – New scheme proposed to revive arrival spaces with greenery and seating, create a welcoming sense of place and support university events and public programming.
- Site 8: Thornhaugh Street/ Russell Square – New scheme proposed to enhance the entrance between Russell Square and the UCL campus through public realm improvements including widened footways, improved pedestrian crossings, additional greening and seating, and enhanced wayfinding. The scheme would introduce pedestrian-priority measures through the closure of Thornhaugh Street to through traffic whilst retaining access for servicing vehicles.
- Site 9: Torrington Square/Byng Place, London WC1E 7HY – New scheme proposed to create a civic square, with greener and more accessible public space.
- Site 10: Gordon Street/Gordon Square – Scheme under construction to pedestrianise the street and create a vibrant, people-focused space with areas to relax, gather and connect and strengthen links to Gordon Square.

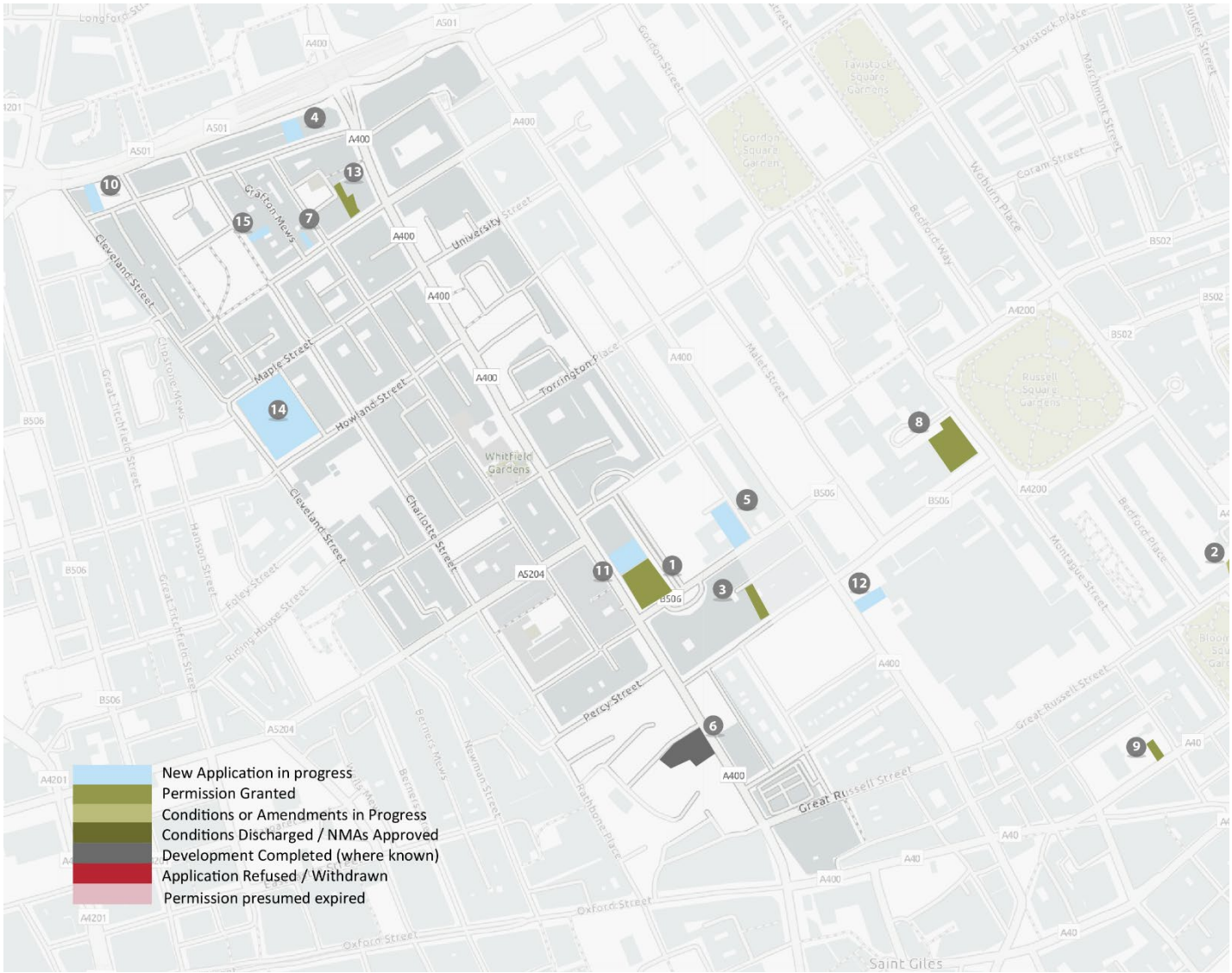
- Site 11: Gordon Street – Scheme completed for public realm and campus enhancements, delivering a living green wall, sustainable drainage features, improved cycle facilities, new canopies, public art and biodiversity improvements to create a greener, more sustainable and pedestrian-friendly campus environment.
- Site 12: Charlotte Street – New scheme proposed to improve the public realm between Chitty Street and Percy Street through people-priority street enhancements, including greening, rain gardens, wayfinding improvements, outdoor dining opportunities and potential pedestrianisation.
- Site 13: Warren Street – New scheme proposed to extend pedestrianisation and enhance the public realm through new rain gardens, tree planting, improved lighting and wayfinding, outdoor dining opportunities and space for community events and temporary activations.
- Site 14: BT Tower, 60 Cleveland Street, London W1T 4JZ – New scheme proposed to create a new civic space at the base of the BT Tower, including greening, pedestrian-priority streets, public realm improvements, active frontages, cultural spaces, and features celebrating the Tower's heritage and technological significance.
- Site 15: Whitfield Gardens, Tottenham Court Road, London W1T 4TB – New scheme proposed to enhance the garden through improved seating, planting, lighting, accessible toilet provision, public art, and space for community activities and events.
- Site 16: Tottenham Street – New scheme proposed to create a traffic-calmed green link, including new trees, rain gardens and sustainable drainage features, improved seating, lighting and wayfinding, enhanced public realm, and public art celebrating Fitzrovia's heritage and creative identity.
- Site 17: Percy Street – New scheme proposed to enhance the public realm through widened pavements, additional outdoor seating, trees and rain gardens, and improved wayfinding and gateway features at the junction with Tottenham Court Road.
- Site 18: Stephen Street – New scheme proposed to create a new linear park and traffic-free green link, including new trees, rain gardens and sustainable drainage features, improved seating, lighting and wayfinding, and public art celebrating Fitzrovia's heritage and creative identity.
- Site 19: Warren Park Extension – New scheme proposed to extend Warren Park and create additional public open space, including new play features, seating, rain gardens, tree planting, and improved pedestrian connections between Warren Street and southern Fitzrovia.
- Site 20: Howland Street – New scheme proposed to improve the public realm and active travel environment through wider pavements, new pedestrian crossings, traffic-calming measures, enhanced greening, and improved walking and cycling connections.

2 Development database plan – Class E

2.1 The following map shows the locations of the Class E planning applications identified in the search and their status. A colour coding system has been developed to illustrate whether the application is in progress (under determination with Camden Council), granted, with conditions in progress, with all conditions approved, development completed, or refused/withdrawn.

2.2 The map in this October 2026 Report provides a baseline overview of existing Class E planning applications within the BID area identified from a search for consents granted from the past two years. Future iterations of this Report will set out any progress made on the applications identified in this October 2026 Report and incorporate any new applications that come forward.

2.3 In subsequent updates, developments that were identified as complete, consents that have expired or that have been refused/withdrawn identified in the previous issue of this Report will be removed from the diagram and database.



3 Site directory – Class E

3.1 The following directory of sites is colour-coded to show the status of planning applications at each site. Any changes in status identified during the update are marked with a *.

New Application in Progress
Permission Granted
Conditions or Amendments in Progress
Conditions Discharged/NMAs approved
Development Completed (Where Known)
Application Refused/Withdrawn
Permission Presumed Expired

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
1	The Courtyard, 1-7 Alfred Place, 22 Store Street and 220-226 Tottenham Court Road, London WC1E 7EB	2024/4840/P	Knighton Estates Limited	Gerald Eve LLP	*
2	4 Bloomsbury Place, London WC1A 2QA	2025/0636/P	Passby Technologies Limited	MB&A Limited	*
3	Chenies House 21 Bedford Square London WC1B 3HH	2025/2373/P	Bredford Estates	Savills	*
4	69-70 & 71 Warren Street & 301-305 Euston Road, London NW1 3AD	2025/2958/P	Warren Street Commercial Ltd and Warren Street Residential Ltd	Iceni Projects	*
5	7 Ridgmount Street London WC1E 7AE	2025/3920/P	SEBRE Ridgmount Limited	DP9 Limited	*
6	Unit 6A 6-17 Tottenham Court Road London W1T 1BG	2025/4131/P	Museum of Illusions	Rolfe Judd Planning	*
7	70 Grafton Way London W1T 5DT	2025/5342/P	Maidensgrove Limited	Simply Planning Ltd	*
8	Stewart House University Of London 32 Russell Square London WC1B 5DN	2025/5405/P	University of London	HGH Consulting	*

Site Ref:	Site Name and Address	Application Number	Applicant	Agent	Key
9	34 Bloomsbury Way London WC1A 2SA	2025/4413/P	J R Properties	Robin Ashley Architects LLP	*
10	37-38 Warren Street London W1T 6AD	2026/0367/P	Verde-Re Ltd	Montagu Evans LLP	*
11	The Gable Building 8-10 Alfred Place, 216-217 Tottenham Court Road, 218-219 Tottenham Court Road London WC1E 7EB	2026/1850/P	GPE (Gable) Limited	Newmark	*
12	9 Bedford Square London WC1B 3RE	2026/2539/P	Harleen Bhasin	Montagu Evans	*
13	50 Grafton Way London W1T 5DH	2026/3540/P	Mr Anthony Nieto (Kickboxing Elite International Limited)	RB Retail & Licensing Services Limited	*
14	Land Bounded by Maple Street, Cleveland Mews, Howland Street and Cleveland Street London W1T 4JZ	2026/3799/P	MCR London Holdings Limited	Newmark	*
15	5 Fitzroy Square London W1T 5HH	2026/4015/P	G and D Kinnersley	s p planning	*

4 Development floorspace and estimated CIL

Estimated CIL

4.1 An estimate of potential CIL revenues (Mayoral and Borough level) has been calculated. The Mayoral CIL charging schedule applicable to permissions granted after 31 March 2019 is MCIL2, and it includes differential charging rates for office, retail and hotel accommodation in Central London. Camden Council's latest adopted CIL charging schedule came into effect in October 2020. The Camden BID area falls within Value Zone A and the charging rates set out below reflect this designation.

4.2 The rates used to calculate the estimated CIL, which is paid upon commencement of development, are as follows:

Land Use	MCIL2 Rate[1]	Camden Council CIL Rate after October 2020[2]
Office	£185	£110
Retail	£165	£32
Restaurant and Café	£80	£32
Hotel	£140	£110
Residential below 10 dwellings (or 1000sqm)	£80	£644
Residential of 10 or more dwellings (or above 1000 sqm)	£80	£193

4.3 Estimated CIL has been calculated based on the net uplift in floor space, as reported in the database and based on best available data and assumptions. It is intended to provide an indicative figure only, given that CIL is subject to various reliefs, deductions and indexations which cannot be calculated precisely here.

4.4 Where commercial developments identified in the tracker also include residential floor space, this has been included in the calculation of CIL liability.

4.5 CIL has not been calculated where the floor space is below 100sqm, is not known/not specified, or floor space is reduced or remains unchanged. Applications which have been refused or withdrawn, and permissions which have lapsed, have not been included in the total.

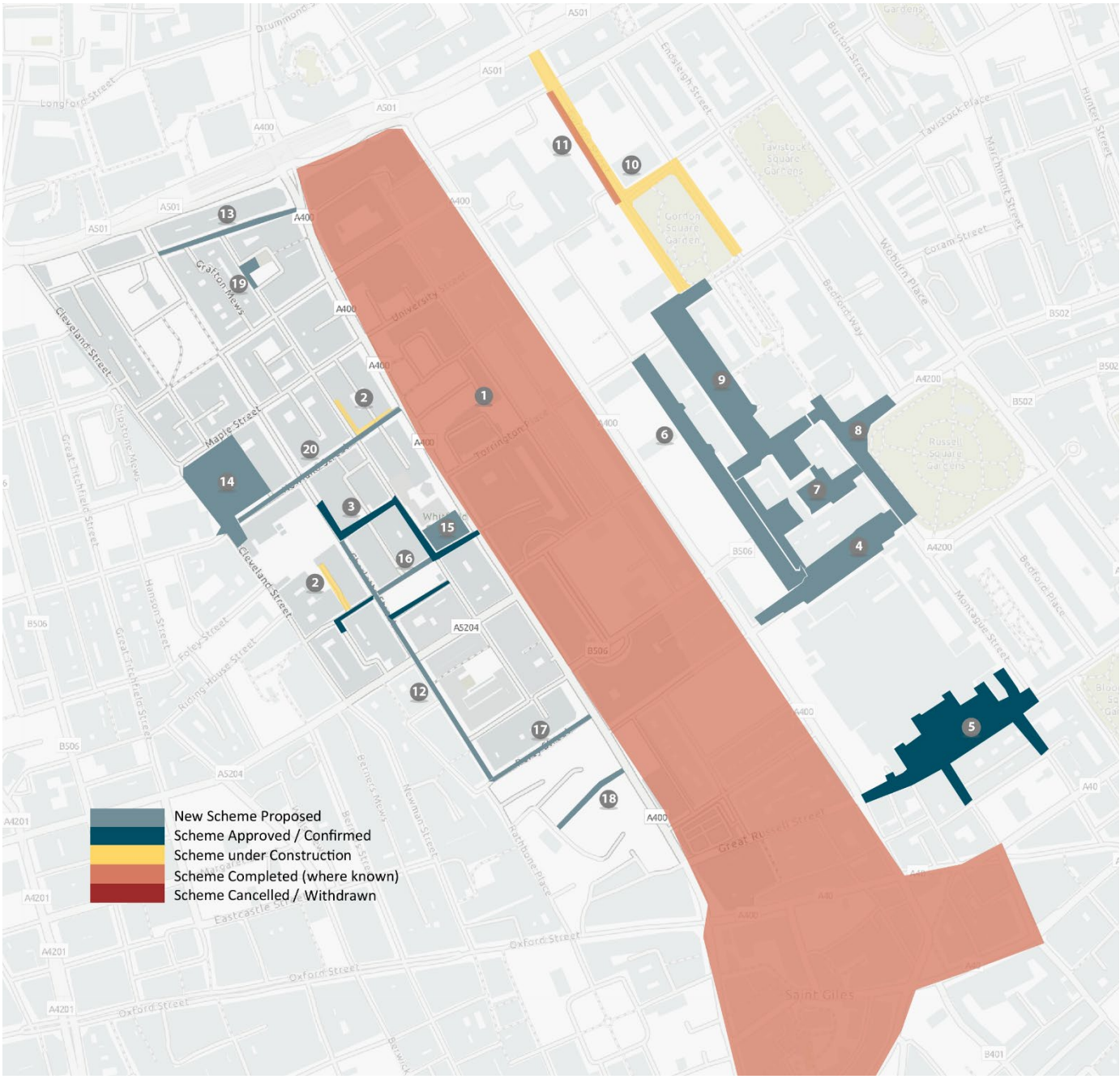
4.6 The total estimated Mayoral CIL in Camden is **£1,074,643** and the total estimated Camden CIL is **£641,618** for all developments included in the database since October 2026 and approved.

[1] MCIL 2 Charging Schedule: https://www.london.gov.uk/sites/default/files/mcil2_charging_schedule_-_final.pdf
[2] Camden Community Infrastructure Levy since October 2020: https://www.camden.gov.uk/community-infrastructure-levy

5 Development database plan – public realm schemes

5.1 The following map shows the locations of public realm schemes and developments with significant supporting landscaping and transport upgrades identified in the search and their status. A colour coding system has been developed (different to that used for the development schemes in Section 2 of this Report) to illustrate if public realm schemes are proposed, approved / confirmed, under construction, complete or cancelled.

5.2 The map in this October 2026 Report provides a baseline understanding of existing public realm schemes within the BID area with schemes from the past two years identified. Future iterations of this Report will set out any progress made on the schemes identified in this October 2026 Report and incorporate any newly identified schemes. For the next iteration of this Report, public realm schemes identified as complete or cancelled will be removed from the diagram and database.



6 Site Directory – Public Realm Schemes

New Scheme Proposed
Scheme Approved / Confirmed
Scheme under Construction
Scheme Completed (Where Known)
Scheme Cancelled / Withdrawn

Site Ref:	Site Name and Address	Scheme Description / Type	Lead Organisation	Key
1	West End Project - Tottenham Court Road, Gower Street, Bloomsbury Street, Princes Circus and St Giles	Public realm and transport infrastructure enhancement	Camden Council in partnership with TfL, Crossrail: The Elizabeth Line Project, City of Westminster Council, Central District Alliance, the Fitzrovia Partnership and London First	*
2	Howland Street, Whitfield Street, Tottenham Mews	Fitzrovia Area Safe and Healthy Streets Phase 1	Camden Council and the Fitzrovia Partnership	*
3	Chitty Street, Charlotte Street, Whitfield Street, Tottenham Street, Goodge Place and Scala Street	Fitzrovia Area Safe and Healthy Streets Phase 2	Camden Council and the Fitzrovia Partnership	*
4	Montague Place, London WC1E 7JW	Draft Bloomsbury Vision 2025: Public Realm Improvement	Camden Council	*
5	Great Russell Street/British Museum Forecourt, London WC1E 7JW	Draft Bloomsbury Vision 2025: Public realm improvement, new public square at British Museum, pedestrianisation of street	Camden Council and British Museum	*
6	Malet Street, London WC1E 7HU	Draft Bloomsbury Vision 2025: Street improvement	Camden Council	*

Site Ref:	Site Name and Address	Scheme Description / Type	Lead Organisation	Key
7	Senate House Courtyards, London WC1E 7HU	Draft Bloomsbury Vision 2025: Public realm improvement	Camden Council and SOAS University of London	*
8	Thornhaugh Street/ Russell square	Draft Bloomsbury Vision 2025: Public realm improvement	Camden Council	*
9	Torrington Square/Byng Place, London WC1E 7HY	Draft Bloomsbury Vision 2025: New civic square	Camden Council	*
10	Gordon Street/Gordon Square West	Draft Bloomsbury Vision 2025: Traffic restrictions and public realm improvements	Camden Council and UCL	*
11	Gordon Street	UCL's Bicentennial Physical Legacy Works programme: Gordon Street enhancements	UCL	*
12	Charlotte Street (from Chitty Street down to Percy Street)	Fiztrovia Area Strategy: A Place for People (June 2026): Public realm and pedestrian-priority improvements	The Fitzrovia Partnership, Camden Council, Westminster City Council, Mayoral Development Corporation and local stakeholders	*
13	Warren Street	Fiztrovia Area Strategy: A Place for People (June 2026): Public realm and pedestrian-priority improvements	The Fitzrovia Partnership and Camden Council	*
14	BT Tower, 60 Cleveland St, London W1T 4JZ	Fiztrovia Area Strategy: A Place for People (June 2026): New civic space and public realm improvements	The Fitzrovia Partnership, Camden Council, relevant landowners and local stakeholders	*
15	Whitfield Gardens, Tottenham Ct Rd, London W1T 4TB	Fiztrovia Area Strategy: A Place for People (June 2026): Public realm enhancement	The Fitzrovia Partnership, Camden Council, the American International Church and local stakeholders	*
16	Tottenham Street	Fiztrovia Area Strategy: A Place for People (June 2026): Creation of a	The Fitzrovia Partnership, Camden Council	*

Site Ref:	Site Name and Address	Scheme Description / Type	Lead Organisation	Key
		green link with public realm improvements	and local stakeholders	
17	Percy Street	Fiztrovia Area Strategy: A Place for People (June 2026): Public realm, greening and gateway improvements	The Fitzrovia Partnership, Camden Council, Mayoral Development Corporation and local stakeholders	*
18	Stephen Street	Fiztrovia Area Strategy: A Place for People (June 2026): Linear park and public realm improvements	The Fitzrovia Partnership, Camden Council, Mayoral Development Corporation and local stakeholders	*
19	The Warren Park Extension	Fiztrovia Area Strategy: A Place for People (June 2026): Park extension	The Fitzrovia Partnership, Camden Council and local stakeholders	*
20	Howland Street	Fiztrovia Area Strategy: A Place for People (June 2026): Pedestrian and active travel improvements	The Fitzrovia Partnership, Camden Council, Westminster City Council and local stakeholders	*

7 Planning application trends

7.1 This Section analyses how Class E planning applications within the BID area have evolved over the past two years, identifying changes in Class E floorspace. Overall, this section provides an overview of key development patterns across Class E developments within the BID area. In future iterations of this Report, this Section will focus on trends picked up on a quarterly basis.This section analyses four key trends relating to Class E planning applications within the BID area:

1. Number of new Class E planning applications
2. Number of planning approvals on Class E schemes
3. Distribution of Class E development types
4. Distribution of minor and major applications

Class E planning applications

Number of New Class E applications

7.2 The number of new Class E applications is analysed by tracking all new applications recorded in the database each quarter and year. These are presented below as quarterly figures (Figure 7.1) to provide an overview of the trend over the past two years, offering a more detailed insight into the timing and pattern of new submissions i.e. which months see the highest number of new planning applications submitted to the Camden Council.

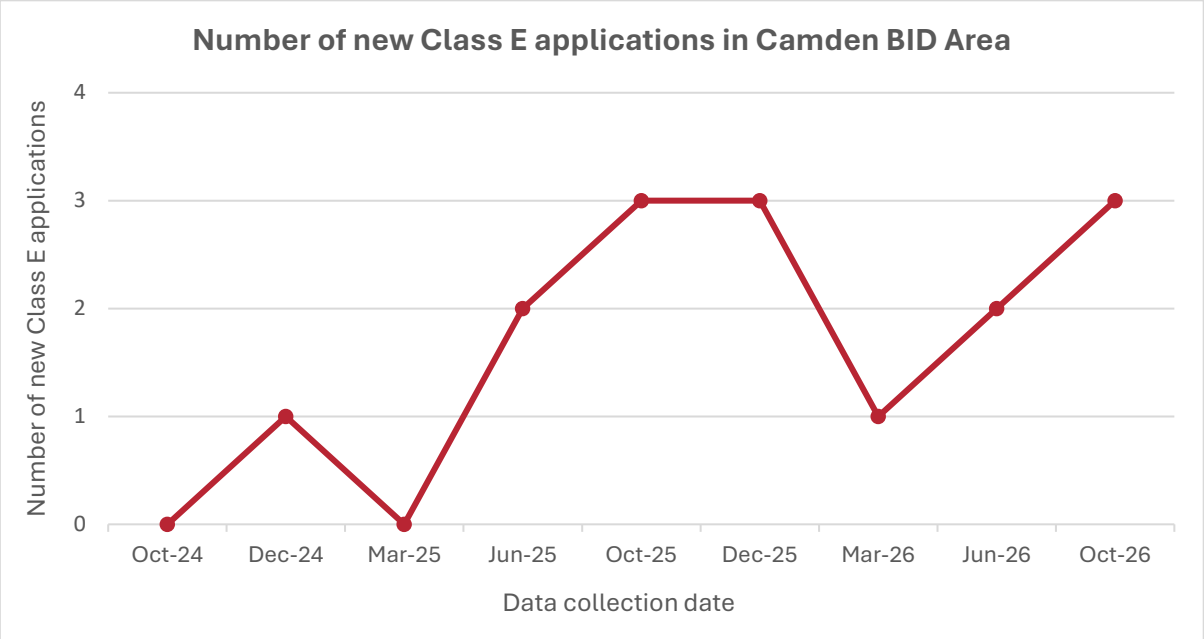


Figure 7.1: Number of new Class E application submissions in the Camden BID area (Oct 2024 – Oct 2026) (quarterly)

7.3 A total of 15 new Class E applications were recorded between October 2024 and October 2026. Figure 7.1 illustrates a gradual increase in the number of new applications over the monitoring period. Application submissions remained relatively low during late 2024 and early 2025. From June 2025 onwards, application numbers increased, generally ranging from two to three new applications per quarter. Whilst a temporary decrease is observed

in March 2026, activity subsequently recovered, with three new applications recorded by October 2026. Overall, the data indicates a steady level of development activity within the Camden BID area, with a slight upward trend in recent periods suggesting a gradual increase in development activity.

Number of planning approvals of Class E schemes

7.4 The number of approved Class E applications is assessed by identifying all newly granted permissions at each monitoring point and presenting them quarterly. This approach provides a clear view of commercial development activity within the BID area, highlighting periods of stronger growth and periods of slower development and indicating the level of commercial schemes expected to come forward. It also provides an indication of the level of support shown by Camden Council for Class E development within the BID area.

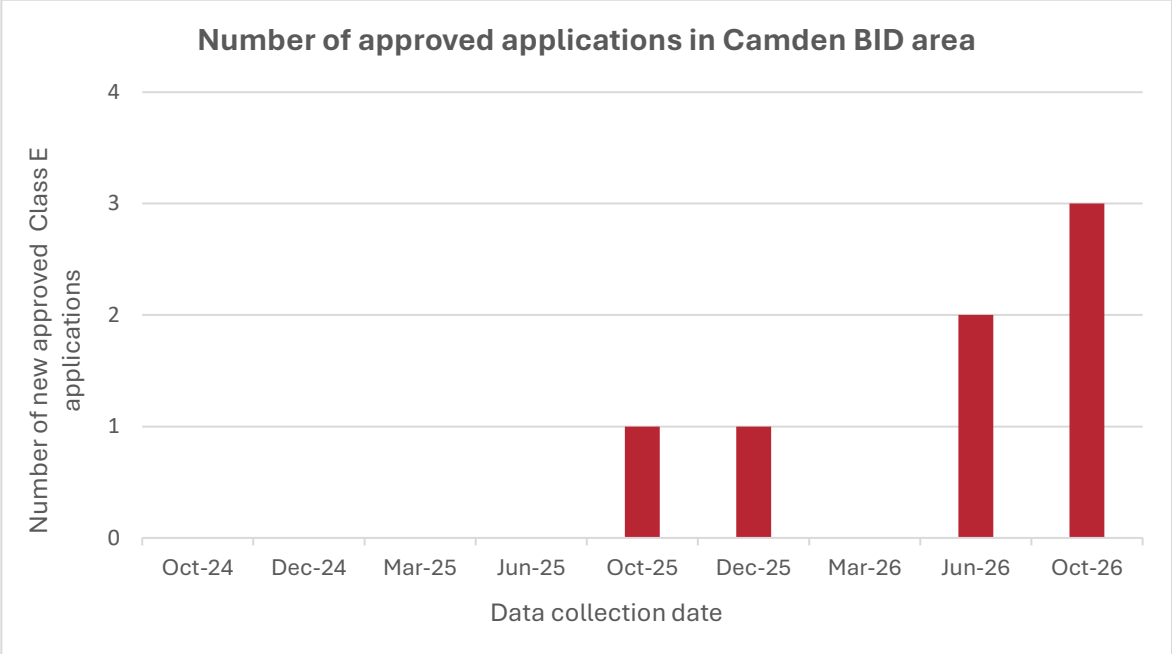


Figure 7.2: Number of approved Class E applications in the Camden BID area (Oct 2024 – Oct 2026) (quarterly)

7.5 Looking at the quarterly data, the number of approved Class E applications shows a gradual increase over the monitoring period. No approvals were recorded between late 2024 and mid-2025. The first approvals were recorded in late 2025, with one application approved in both October and December 2025. Approvals increased in 2026, with two approvals recorded in June 2026 and three approvals recorded in October 2026. Overall, the data indicates a steady increase in planning approvals over the monitoring period. Approved schemes comprise a mix of proposals involving both the gain and loss of Class E floorspace, indicating that whilst commercial development continues to come forward within the Camden BID area, some sites are also being approved for alternative uses.

Distribution of Class E development types

7.6 The distribution of Class E development types is analysed by identifying the development type of each new Class E application recorded over the last two years. Alongside office floor space, Class E uses can include retail, restaurant, health clinic and crèche/nursery uses. The category "Other Class E Uses" captures proposals that do not fall within the other identified use categories such as fitness/ indoor recreation or where a more specific Class E use is not identified within the application description. Analysing the distribution of these use types over time helps identify shifts in the commercial mix within the BID area. Residential (Class C3) development is also included within the analysis, reflecting proposals that would result in the loss of existing Class E floorspace and its conversion to residential use.

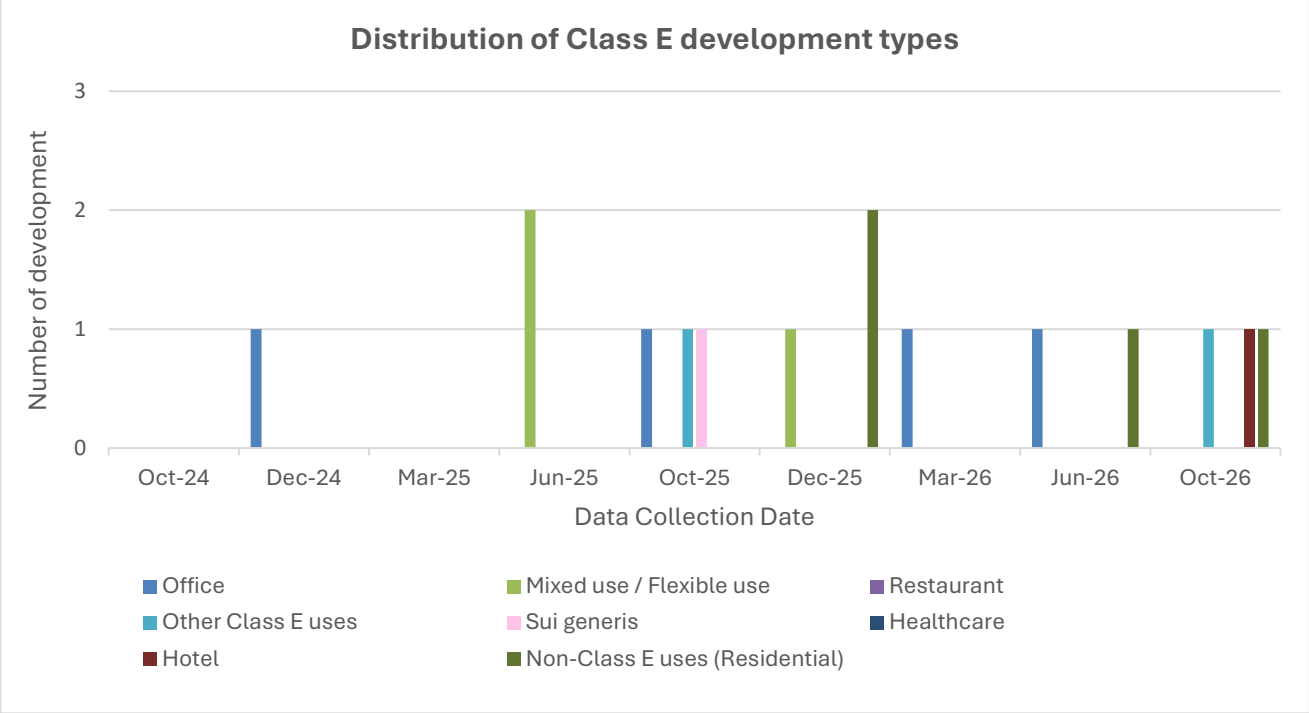


Figure 7.3: Distribution of Class E application development types in the Camden BID area (Oct 2024 – Oct 2026) (quarterly)

7.7 The distribution of Class E development types shows a varied mix of uses across the monitoring period, with most monitoring periods recording between one and three different development categories. Office developments remain a recurring feature throughout the two-year period, indicating continued demand for commercial floorspace within the BID area. Whilst mixed and flexible-use developments are more prominent in the earlier monitoring periods, the range of development types broadens from late 2025 onwards to include Sui Generis, hotel, commercial and residential-led schemes. This diversification is most evident during 2026, where development activity is spread across a wider range of categories. Overall, the data suggests that development activity within the Camden BID area is becoming increasingly diverse, with proposals extending beyond traditional office development and contributing towards a broader mix of commercial and mixed-use schemes.

Distribution of minor and major applications

7.8 The distribution of minor and major applications has been assessed by identifying whether new Class E applications fall within the minor or major development categories at each monitoring point. For the purposes of this analysis, and in accodance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, major development has been defined as development involving the creation of 1,000 square metres or more of floor space, with developments affecting less than 1,000 square metres categorised as minor. By examining whether applications comprise small-scale alterations or larger, more significant development, this analysis provides an indication of how the scale and intensity of commercial development activity within the Camden BID area has evolved over the last two years.

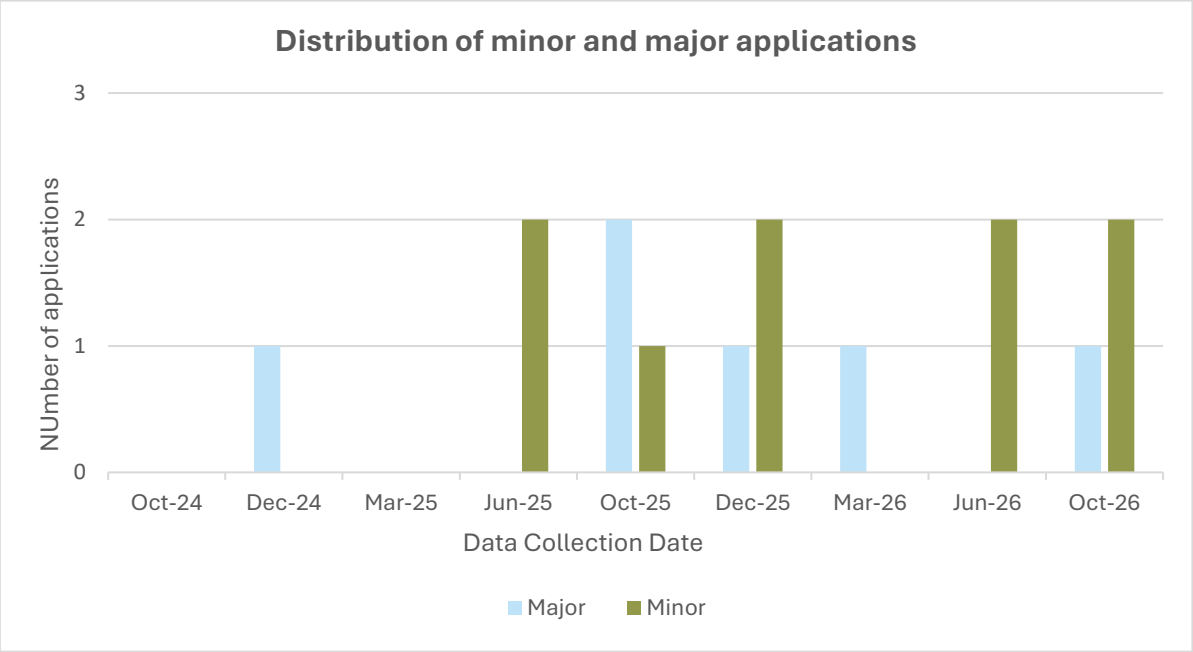


Figure 7.4: Distribution of Minor and Major applications in the Camden BID area (Oct 2024 – Oct 2026) (quarterly)

7.9 The graph above shows the distribution of minor and major applications within the Camden BID area over the last two years. Minor applications form the majority of proposals, with nine applications recorded compared to six major applications. Whilst both minor and major schemes are represented throughout the monitoring period, minor applications become more prevalent from mid-2025 onwards. Overall, the data indicates a steady pattern of development activity, with a mix of both minor and major schemes coming forward, suggesting that the Camden BID area is characterised by a diverse range of development scales.

8 Planning policy monitoring

8.1 This Section provides planning policy monitoring for Camden, covering the current adopted Local Plan as well as the emerging Local Plan and relevant guidance. It identifies policies and guidance relevant to Class E development, public realm, and the BID area. This Section includes a summary of the key policies and guidance from:

- Adopted Local Plan
- Emerging Local Plan
- Supplementary Planning Documents (SPDs)

8.2 A further subsection covers site allocations identified within both the adopted and emerging Local Plan. This identifies allocated sites relating to Class E development and public realm schemes located within or near the BID area, identifying early development opportunities that are likely to come forward and outlining the relevant aims and objectives for each allocated site. For each allocation, it is identified whether they are captured in the development database provided in Sections 2 and 3 of this Report.

London Borough of Camden

Adopted Local Plan:

- Camden Local Plan (July 2017)
- The Fitzrovia Area Action Plan (AAP) (March 2014)

Draft Local Plan:

- Camden Draft Local Plan (April 2025)

8.3 The adopted Camden Local Plan (July 2017) includes policies relevant to the Camden BID area that support commercial growth, employment floorspace, public realm improvements and high-quality design. This includes Policy G1 (Delivery and Location of Growth), Policy E1 (Economic Development), Policy E2 (Employment Premises and Sites), Policy A2 (Open Space), Policy D1 (Design), Policy TC1 (Quantity and Location of Retail Development) and Policy TC4 (Town Centre Uses). The Local Plan also identifies Holborn, Tottenham Court Road and Central London as key locations for growth and investment.

8.4 The Fitzrovia AAP sets out a vision and objectives for the area, including land-use principles, character areas, design principles and identified opportunity sites. A significant proportion of the Camden BID area falls within the AAP boundary. The AAP also identifies opportunities for public realm improvements and supports retail and commercial development within key areas, including Tottenham Court Road, Goodge Street, Cleveland Street and Store Street, all of which are located within the Camden BID area.

8.5 The Camden Draft Local Plan (April 2025) introduces a stronger focus on sustainable development through Policy DS1 (Delivering Healthy and Sustainable Development). The Camden BID area falls within the allocation covered by Policy S1 (South Camden), with parts of the Camden BID area also covered by Policy S4 (Bloomsbury Campus Area). The draft plan supports the protection and intensification of employment floorspace, the delivery of affordable workspace, public realm improvements, active travel and sustainable growth through policies including IE1 (Growing a Successful and Inclusive Economy), IE2 (Offices), IE4 (Affordable Workspace) and IE6 (Supporting Designated Centres and Essential Services).

Supplementary Planning Documents (SPDs):

- Design (January 2021)
- Employment Sites and Business Premises (January 2021)
- Public Open Space (January 2021)
- Town Centres and Retail (January 2021)
- Transport (January 2021)

8.6 The SPDs relevant to the Camden BID area outlined above provide guidance on protecting and delivering employment floorspace, enhancing the public realm, achieving high-quality design, promoting sustainable transport and supporting town centre vitality, all of which are relevant to Class E development and public realm schemes within the Camden BID area.

Site Allocations:

- Adopted Site Allocations (September 2013)
- Adopted Fitzrovia Area Action Plan (AAP) (March 2014)
- The Camden Draft Local Plan (April 2025)

8.7 The map below identifies the locations of site allocations within the Camden BID area. They are numbered in accordance with their respective site allocation reference numbers. The map includes only those allocations identified in the adopted Site Allocations document and from the latest Draft Local Plan.

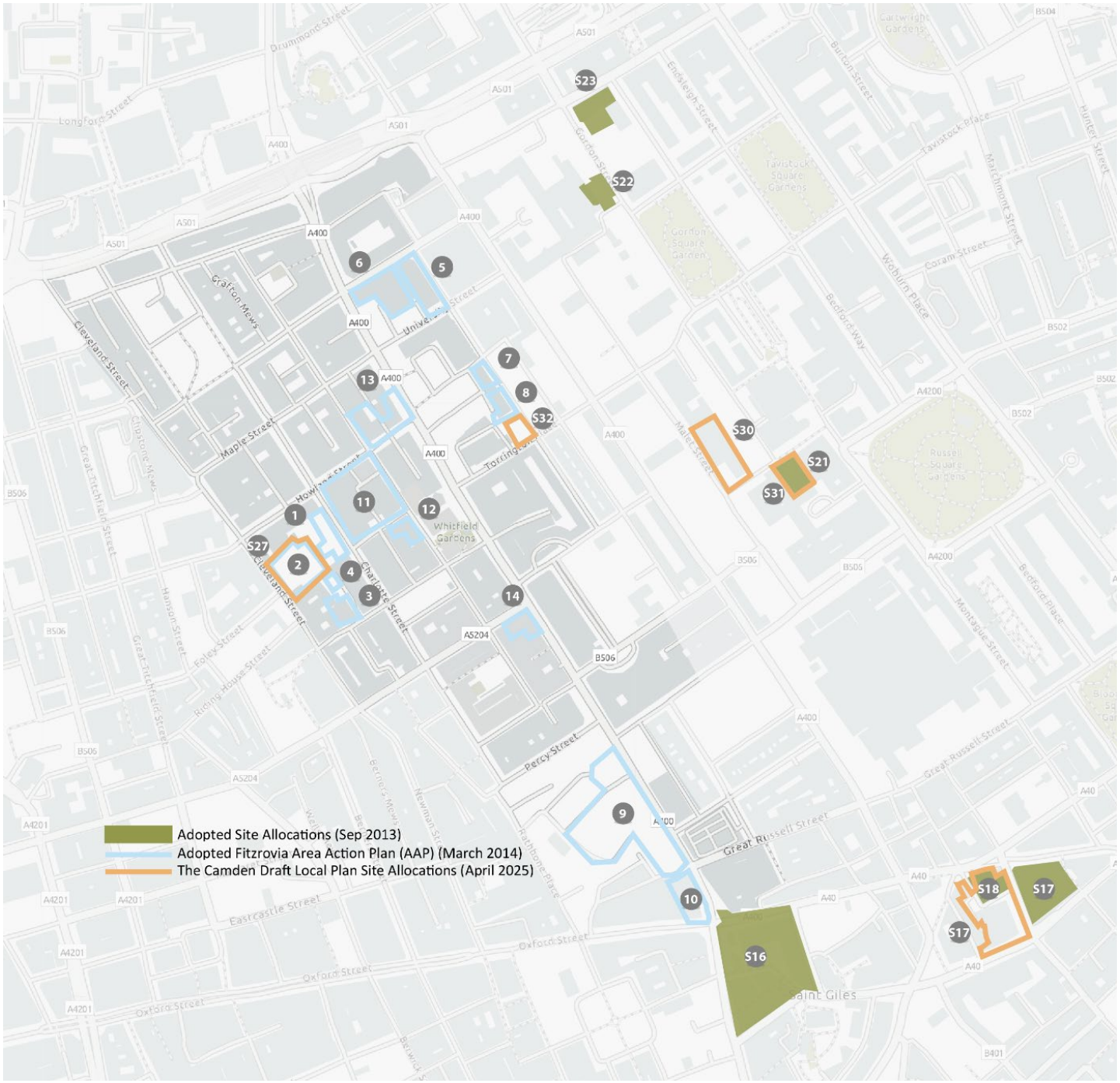


Figure 8.1: Site Allocations within the Camden BID area

8.8 The details of site allocations within the Camden BID boundary are set out in detail below in tables, including information on the site area, address, allocated uses, and any current planning applications recorded at the site allocations.

Table 8.1: Site Allocations within the Camden BID area – Adopted Site Allocations (September 2013)

Relevant Area	Site Allocation No.	Site Allocation Address	Site Area	Allocated Use	Existing Applications
Tottenham Court Road Area	Allocated S16	St Giles Circus	18,800 sqm	Allocated to support high-quality development appropriate to this Central London gateway and the creation of new world class public spaces.	Site 1 (West End Project) from our public realm tracker database covers this site allocation. The scheme has been completed including the creation of a new St Giles Square, which is consistent with the site allocation.
	Allocated S17	21-31 New Oxford Street, Royal Mail Sorting Office	3,964 sqm	Allocated for mixed use development including retail, offices, hotel, other commercial uses and residential accommodation at upper levels.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
	Allocated S18	Land Bound by New Oxford Street, Museum Street and West Central Street	1,362 sqm	Allocated for mixed use development provided by conversion, extension or partial redevelopment including retail, offices and permanent self-contained residential accommodation at upper levels.	No existing applications / schemes are recorded for this allocated site in the database.
Fitzrovia and Bloomsbury	Allocated S21	Senate House (north block) Malet Street	1,220 sqm	Allocated for university, education, cultural and/or community and related ancillary uses.	Site 7 (Senate House Courtyards) from the public realm schemes tracker database (see Sections 5 and 6 of this Report) covers this site allocation. The proposal seeks to revive arrival spaces with greenery and seating, which is

Table 8.1: Site Allocations within the Camden BID area – Adopted Site Allocations (September 2013)					
Relevant Area	**Site Allocation No.**	**Site Allocation Address**	**Site Area**	**Allocated Use**	**Existing Applications**
					consistent with the site allocation.
	Allocated S22	27 Gordon Square and 15 Gordon Street	1,026 sqm	Allocated for university, education, cultural and/or community and related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
	Allocated S23	20-22 Gordon Street/Wates House	1,985 sqm	Allocated for development including university, education, cultural and/or community and related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.

Table 8.2: Site Allocations within the Camden BID area – Fitzrovia Area Action Plan (AAP) (March 2014)				
Relevant Groups	**Opportunity Site No.**	**Opportunity Site Address**	**Allocated Use**	**Existing Applications**
Bedford Passage Site	Opportunity Site No.1	Astor College	Allocated for student housing and related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
	Opportunity Site No.2	Middlesex Hospital Annex	Allocated for residential uses, including affordable housing, and related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database.
	Opportunity Site No.3	Arthur Stanley House	Allocated for residential or healthcare uses and related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
	Opportunity Site No.4	Tottenham Mews Day Hospital	Allocated for healthcare and medical uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.

Table 8.2: Site Allocations within the Camden BID area – Fitzrovia Area Action Plan (AAP) (March 2014)				
Relevant Groups	**Opportunity Site No.**	**Opportunity Site Address**	**Allocated Use**	**Existing Applications**
Grafton Way Site	Opportunity Site No.5	Rosenheim Building	Allocated for healthcare and medical uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
	Opportunity Site No.6	Odeon Site	Allocated for healthcare-led mixed-use development, with residential and related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
Huntley Street Site	Opportunity Site No.7	Royal Ear Hospital	Allocated for healthcare and medical uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
	Opportunity Site No.8	Medical Student's Union	Allocated for healthcare and medical uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
Tottenham Court Road south sites	Opportunity Site No.9	Central Cross	Allocated for mixed-use development including office, retail and residential uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database.
	Opportunity Site No.10	6-17 Tottenham Court Road	Retention of retail uses on the Tottenham Court Road frontage.	Site 6 (Unit 6A, 6-17 Tottenham Court Road London W1T 1BG (2025/4131/P)) from the Class E tracker database covers this site allocation. The proposal seeks to introduce an interactive museum use, which supports the vitality and activity of the Tottenham Court Road frontage and is broadly consistent with the objectives of the site allocation.
N/A	Opportunity Site No.11	80 Charlotte Street	Allocated for mixed-use development including residential and business uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.

Table 8.2: Site Allocations within the Camden BID area – Fitzrovia Area Action Plan (AAP) (March 2014)				
Relevant Groups	**Opportunity Site No.**	**Opportunity Site Address**	**Allocated Use**	**Existing Applications**
N/A	Opportunity Site No.12	Asta House	Allocated for mixed-use development including residential and business uses, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
N/A	Opportunity Site No.13	Network Building	Allocated for business uses, together with supporting retail and residential uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.
N/A	Opportunity Site No.14	61-63 Tottenham Court Road & 1-7 and 11-13 Goodge Street	Allocated for retail uses at ground floor level and residential uses above, with related ancillary uses.	No existing applications / schemes are recorded for this allocated site in the database. The draft Local Plan confirms development is complete.

Table 8.3: Site Allocations within the Camden BID area – Camden Draft Local Plan (April 2025)					
Relevant Area	**Site Allocation No.**	**Site Allocation Address**	**Site Area**	**Allocated Use**	**Existing Applications**
N/A	Site Allocation Policy S17	Selkirk House, 166 High Holborn, 1 Museum Street, 10–12 Museum Street, 35–41 New Oxford Street and 16a–18 West Central Street	0.45 hectares	Allocated for mixed use including offices, research and knowledge-based uses, town centre uses, and permanent self-contained homes. This allocation is similar to Site 18 from the Adopted Site Allocations (September 2013). The site area for this site allocation has increased.	No existing applications / schemes are recorded for this allocated site in the database.
N/A	Site Allocation Policy S27	Middlesex Hospital Annex, 44 Cleveland Street	n/a	Allocated for mixed use including offices, research and knowledge-based uses, town centre uses, and	No existing applications / schemes are recorded for this allocated site in the database.

Table 8.3: Site Allocations within the Camden BID area – Camden Draft Local Plan (April 2025)					
Relevant Area	**Site Allocation No.**	**Site Allocation Address**	**Site Area**	**Allocated Use**	**Existing Applications**
				permanent self-contained homes. This allocation is the same as Opportunity Site No.2 from the Adopted AAP (March 2014).	As stated in the draft Local Plan, planning permission 2017/0414/P has been implemented and is under construction.
N/A	Site Allocation Policy S30	Birkbeck College, Malet Street	n/a	Allocated for permanent self-contained homes. Higher education (academic and ancillary space) should be provided in accordance with Policy S4 (Bloomsbury Campus Area).	No existing applications / schemes are recorded for this allocated site in the database.
N/A	Site Allocation Policy S31	Senate House (NW quadrant), Malet Street	n/a	Allocated for higher education (academic and ancillary space) use. This duplicates Site 21 from the Adopted Site Allocations (September 2013).	Site 7 (Senate House Courtyards) from the public realm tracker database (see Section 5 and 6 of this Report) covers this site allocation. The proposal seeks to revive arrival spaces with greenery and seatings, which is consistent with the site allocation.
N/A	Site Allocation Policy S32	20 Russell Square	n/a	Allocated for higher education (academic and ancillary space) use.	No existing applications / schemes are recorded for this allocated site in the database.

Appendix

Over the last two years, **15 planning applications affecting Class E floor space** and **20 public realm schemes** have been recorded within the Camden BID area.

Of the Class E applications, **8 new applications are currently in progress**, **5 have been granted**, **1 application is progressing through conditions**, and **1 development has been completed**.

12,836.2 sqm of Class E floor space has been **gained** through applications submitted over the last two years.

7,346.3 sqm of Class E floor space has been **lost** through applications submitted over the last two years.

In relation to public realm projects, **14 new schemes are currently proposed**, **2 schemes have been confirmed**, **2 schemes are under delivery**, and **2 schemes have been completed**.