

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **PLANNING COMMITTEE** held on **MONDAY, 15TH JUNE, 2026** at 7.00 pm in Council Chamber, Town Hall, Judd Street, London WC1H 9JE

MEMBERS OF THE COMMITTEE PRESENT

Councillors Liam Martin-Lane (Chair), Marcus Boyland, Hamza Chowdhury, Juliette Graham, Janet Grauberg, Adam Harrison, Samata Khatoon, Izzy Lenga, Jim Monahan, Tom Simon and Anna Wright

MEMBERS OF THE COMMITTEE ABSENT

Councillor Lauren Keiles

ALSO PRESENT

Councillors Steve Adams, Meric Apak, Joseph Ball Lorna Russell and Annabelle Williams.

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of the Planning Committee and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

1. APOLOGIES

Apologies for absence was received from Councillor Lauren Keiles.

2. DECLARATIONS BY MEMBERS OF STATUTORY DISCLOSABLE PECUNIARY INTERESTS, COMPULSORY REGISTERABLE NON-PECUNIARY INTERESTS AND VOLUNTARY REGISTERABLE NON-PECUNIARY INTERESTS IN MATTERS ON THIS AGENDA

The Legal Adviser provided guidance to Members regarding declarations of interest, reminding them of the need to approach each planning decision impartially, with an open mind, and to avoid bias or predetermination.

Members were advised to consider whether any matters ought to be disclosed for transparency. It was noted that Cabinet Members had confirmed they had not been involved in decisions or discussions relating to the Regis Road or O2 sites beyond general Cabinet decisions that would preclude them from participating.

Councillor Monaghan raised a query regarding whether Cabinet Members involved in a purchase or sale of a site should declare an interest. The Legal Adviser reiterated that Cabinet Members had confirmed they did not have a closed mind on the matters before the Committee.

Councillor Harrison clarified that, to his understanding, no sale had occurred that required declaration.

Following clarification, there were no such declarations.

3. ANNOUNCEMENTS

Webcasting

The Chair announced that the meeting was being broadcast live to the internet and would be capable of repeated viewing and copies of the recording could be made available to those that requested them. Those seated in the Chamber were deemed to be consenting to being filmed. Anyone wishing to avoid appearing on the webcast should move to one of the galleries.

Other Announcements

The Chair placed on record the Committee's thanks to former Councillor Heather Johnson for her outstanding service to the Council and to the Planning Committee, having served for over 20 years, including 12 years as Chair. Members joined in expressing deep gratitude for her dedication and commitment over three decades of public service.

The Chair announced with sadness the passing of Alderman Flick Rea, recording appreciation for her significant contribution to the Council and to the Committee. Flick Rea was elected in 1986, served until 2021, and was a member of the Planning Committee for over 20 years, serving as Vice Chair for seven years. The Committee expressed heartfelt condolences to her family, friends, members of the Liberal Democrat group, and all who had worked with her.

The Chair announced that a request from a Committee Member to withdraw Agenda Item 8(3) in respect of the O2 Masterplan site, had been refused.

The Chair stated that it was believed possible to properly consider both the Regis Road and O2 sites during the meeting. However, it was noted that if insufficient time remained, the item would be rolled over to a future Planning Committee meeting.

Later in the meeting, the Chair confirmed that Agenda Item 8 (3) (O2 Masterplan site) would be officially deferred to a future meeting due to time constraints given the length of time taken on applications 8(1) and 8(2) presentation and subsequent discussions.

4. REPRESENTATIONS TO THE COMMITTEE

RESOLVED –

THAT the deputation requests, written submissions and supplementary information contained in the supplementary agenda and the tabled paper be accepted.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no such business.

6. TERMS OF REFERENCE

Consideration was given to the Terms of Reference.

RESOLVED –

THAT the Planning Committee Terms of reference be noted.

7. MINUTES

Consideration was given to the Minutes of the previous meetings.

RESOLVED –

THAT the Minutes of the meetings held on 11 March 2026, 26 March 2026 and 13 April 2026 be agreed and signed as accurate records of the meetings.

8. PLANNING APPLICATIONS

Before considering the items on the agenda, the Legal Adviser provided guidance to Members that planning applications must be determined in accordance with the Development Plan unless material considerations indicated otherwise.

Members were reminded that political considerations and public support for or opposition to a proposal were not in themselves material planning consideration,

except where they raised relevant planning issues. It was noted that the Committee must consider the planning impacts of a proposal and to exercise their own planning judgement having considered all the information presented before determining the applications.

Consideration was given to the report of the Executive Director Investment, Place and Opportunity.

8(1) LAND AT REGIS ROAD, LONDON NW5 3EW

See 8(2) below.

8(2) RELATED APPLICATION

Consideration was also given to the deputation requests, written submission and information contained within the supplementary agenda and tabled paper.

Ward Councillors Lorna Russell and Steve Adams spoke in objection to the application.

Ward Councillor Joseph Ball on behalf of Kentish Town South ward Councillors asked that the Committee weighed carefully the opportunities and impacts of the scheme and consider the robustness of the arrangements to secure the benefits were the application to be granted.

The Planning Officer provided a summary of five late submissions received after the publication of the supplementary agenda. Informing the Committee that:

- HGH Planning Consultancy, on behalf of Joseph Holmes, stated that they were now satisfied that the Environmental Impact Assessment (EIA) followed correct procedure but remained concerned that the scale and mass of the proposal could impact the delivery of homes on their adjoining land. They advised against relying on a 'pivot' option to improve light conditions, noting that noise and site levels could be satisfactorily dealt with by condition, works omitted from the Bideford land had overcome, that concern and planning obligations should ensure alternative access to Browns Lane.
- NTA Planning, on behalf of Bideford Ventures (owner of the Royal Mail site), supported the principle of regeneration but had previously objected due to concerns about the impact on their site's development potential. They acknowledged further work had been done but asked Members to consider if sufficient safeguards were in place to ensure the objectives of the Regis Road area guidance could be delivered, taking into account of mass, scale, including the East-West routes, integration of parcels, and practical coordination. They questioned whether the scheme should be deferred to

allow Joseph Homes' proposals to catch up and for the schemes to then be considered together.

- A representation from ex-Councillor Paul Tomlinson, understood to be prepared by local resident Tom Young, focused largely on matters not relevant to planning, concerning the Council's role as part landowner and its development agreement. It criticised the proposal as too tall, dense, with overly large basements, and as piecemeal development.
- A letter from Heather Stewart, Director Emeritus BFI and lead for Screen Scotland, stated there was no requirement for another film studio in the Southeast.
- Hannah Morris expressed concerns about fire safety, noise, and odour from the recycling centre, and the impact on social housing residents above as part of the proposed police station development. Other concerns included excavation and vehicle movements near the school, air quality, dust, and noise. She noted no replacement site had been found for the depot, reiterated no need for a film studio (predicting it would become a data centre), and raised concerns about the Council's role as landowner and the selling off of public assets.

The Planning Officer then presented the application.

Following the officer presentation, Members gathered around the model to view the proposal in its context. The Interim Chief Planning Officer summarised the key elements identified during the model viewing, which included:

- The northwest corner (Heathgate residential blocks) and the location for the future bridge infrastructure linking the site to Murphy's and onwards to Hampstead Heath.
- The film studio building, the police station site (including Section House outside the application site and intended for police decampment), and the reuse and recycling centre proposal.
- Inkerman Gardens and the London Screen Academy (last phase), showing their relationship to the French school and student housing.
- Key roads around the site (Kentish Town Road, Highgate Road, Gordon House Road, Regis Road) and the Kentish Town Gateway.
- The aspirated location for the link to Arctic Street and Browns Lane, which would provide an interim link for the first phase of residential in Heathgate.
- Questions arose regarding the proximity of the two Heathgate towers (around 3 metres to one side, opening to 8 metres in front) and parking on site (residential units' car-free except blue badge, operational parking at film studio – 118 spaces).
- The different phases and their order of delivery were reiterated.

Responding to questions from Members, Planning Officers provided the following key information:

In relation to fire safety, co-location of housing and the recycling centre.

Planning Committee - Monday, 15th June, 2026

- The building design incorporated structural isolation between the recycling centre and residential units. The residential component featured two lift cores and a complete sprinkler system, fire safety had been a primary consideration throughout the design process.
- The Building Safety Regulator had raised no objections, with minor issues identified during the application process having been amended.
- The North London Waste Authority had been involved in discussions, and an Environment Agency permit would be required for operation.
- Invited to comment on fire safety, the applicant's Fire Consultant, detailed specific measures such as sprinkler protection throughout the building, a smoke extract system from the recycling centre, fire separation between the two uses, two separate stair cores with evacuation lifts at opposite ends of the building, and an evacuation alert system in the residential building for simultaneous evacuation. Operational measures, such as automatic pre-compacting checks for batteries, would also be implemented.
- Regarding alarm testing, it was clarified that while systems would be linked, residents would not hear the testing of the recycling centre's alarm system directly. A fire alarm panel would indicate a fire, from which the residential evacuation alert system could be activated if needed. No fire exits from the residential building would be required for recycling centre system tests.
- The applicant's Fire Consultant confirmed that while there were recycling centres in London with office buildings or occupied buildings above them, no other recycling centres with public residential above had been identified. Petrol stations with residential above were cited as an example of co-location with managed risk.
- Officers confirmed that paragraph 5.7 of the report noted the Building Safety Regulator's lack of objection and that significant safeguards were in place, with all details to be secured through conditions.
- The Interim Chief Planning Officer added that while fire safety was paramount for planning authorities in so far as it related to land use planning, other regulatory systems would also need to sign off on the scheme, and planning guidance advised against duplicating their roles. The applicant had been pressed to ensure proper engagement with relevant bodies at an early stage.

With regards to Housing allocations and entitlements:

- The replacement homes were specifically intended for existing occupiers displaced through redevelopment of Holmes Road Depot, with designs developed through workshops and collaboration to meet their needs.

Planning Committee - Monday, 15th June, 2026

- In terms of the wider housing offer, social rent properties would be allocated from the Council Housing list.
- Accessible units included 24 in Heathgate, 26 in Inkerman, and 3 in Station House, all exceeding the 10% requirement for accessible and wheelchair units (10% of market homes M4(3) and 11% of affordable homes M4(3)), as detailed in item 39 page 21 of the supplementary agenda.
- Regarding Camden's powers to control the delivery of affordable housing, officers explained that these were secured via Section 106 agreements. The Committee's clear articulation of its planning balance and the weight given to housing delivery, in the face of identified harm, was crucial for defending against any future attempts to revise down the benefits.

In relation to odour and noise:

- Conditions for odour control and smoke ventilation were included for the site. The applicant would be required to submit and demonstrate suitable mitigation measures, including details of ventilation equipment and sources of odour/fumes.
- An Operational Management Plan, secured by Section 106 legal agreement, would be critical in controlling these risks.

In relation to the Holmes Road Depot floor space:

- Officers acknowledged a reduction in floor space from 4,797 square metres to 3,022 square metres. However, there was an increase in the number of units from 25 to 28.
- It was explained that the existing layout was inefficient, whereas the proposed layout was efficiently designed to meet residents' needs and accommodate a greater number of households, including multi-household occupiers.
- The number of social rent units (20 out of 25 existing) would be increased from 20 to 28 in the proposed development, representing an increase in the number of affordable homes designed to meet existing occupiers' needs.
- The replacement housing was deemed to meet Camden's quality standards in terms of size, light, and outlook. The overall scheme delivered 513 homes, and the affordable housing policy target was met on its own merits, irrespective of the replacement housing.

In relation to the Regis Road, Kentish Town Gateway and traffic:

Planning Committee - Monday, 15th June, 2026

- Improvements to the Regis Road and Kentish Town gateway were not specified as part of this application but were a work in progress involving the Council's regeneration team.
- The gateway straddled different ownerships (UPS and Council highway), necessitating collaborative development.
- The Council would bring forward a separate infrastructure application, with public engagement expected shortly.
- The road was considered functional for current industrial estate traffic, but the aim was to significantly improve conditions for pedestrians and cyclists.
- Proposed improvements would likely involve junction widening and wider footways.
- Alternative access routes, such as the York Mews link and a pedestrian route through the police station site, would be delivered.
- Residential units would be car-free (except for blue badge holders), while the film studio would have operational parking and servicing requirements.
- Servicing management plans and travel plans would be secured via Section 106 legal agreement.
- While improvements to pedestrian/cycle routes would be part of a subsequent application, the Section 106 legal agreement secured the overall infrastructure delivery plan.

Invited to comment on whether there was the need for a Film Studio in the area, the applicant highlighted that the development would create a unique central London facility, designed to function as a single entity (co-locating post-production, etc.).

The applicant cited an upward trend in the UK screen sector, with a 31% increase in spend from 2023 to 2024, followed by a further 22% increase, reaching £6.8 billion in investment.

They informed the Committee that the demand for content and distribution platforms was growing. The buildings were described as highly specialist and technically advanced, not built speculatively, with industry confidence underpinning the project. Noting also that talented workforces increasingly desired to work in London.

A Committee member raised questions regarding the financial assumptions underpinning the development and whether financial information had been shared with the Council. The Chair advised that the financial position of the applicant was not a material planning consideration in determining the application and directed

discussion back to planning matters. Officers clarified that no such disclosures were required for the purposes of the application.

With regards to the Recycling Centre appointment system:

- The system would be controlled via an operational management plan secured by Section 106 legal agreement.
- Queuing on Regis Road would not be acceptable. A booking system would manage visitor numbers, and broader operating hours could be considered to spread demand.
- Contingency planning for traffic at the junction, involving service vehicles for the film quarter, recycling centre access, and police station access, was being considered.

In relation to the heritage Impact:

- The Conservation Officer explained that with regards to the Grade II listed Kentish Town Police Station, a high level of less than substantial harm was identified due to the demolition of part of the 19th to early 20th-century fabric (a staircase and flat roof section), which constituted a loss of original plan form and historic fabric. The demolition of later additions (a whitewashed front building and a 1980s cellblock) was not considered to cause harm to the original significance.
- In relation to the setting of the Police Station: A medium level of less than substantial harm was found due to the change in scale immediately adjacent to the police station, altering the perception of its original 19th-century streetscape context.
- The setting of other listed buildings: Various levels of less than substantial harm (medium, low) was identified for other listed buildings surrounding the site.
- Views (St Paul's Cathedral from Hampstead Heath): A medium level of less than substantial harm was identified.
- Conservation Areas: Low to medium levels of less than substantial harm was noted.
- Setting of Locally Listed Buildings: A low level of harm was identified.
- It was clarified that "less than substantial harm" was considered a very significant impact, as per the NPPF, with "substantial harm" implying almost total depletion of an asset's significance.

Planning Committee - Monday, 15th June, 2026

- The impact on St Paul's Cathedral's setting was taken very seriously, with Council officers assessing a higher level of harm than the GLA or Historic England found, and it was stated that this should be given great or significant weight.
- Harm was also found to the setting of the listed French School building.

With regards to the suggested deferral of the application until the various sites in the area could come forward together:

- Collaboration between Joseph Homes and Yoo Capital had occurred, and the area guidance included a master plan for the entire area, allowing piece-meal development to proceed. Deferral would cause significant delays, as Joseph Homes' consultation was not expected until after the summer. Government guidance encouraged prompt determination of applications.
- Reference was made to the Alpha House appeal, where the Council had previously lost an appeal when resisting piece-meal development within the Regis Road growth area for a smaller scheme. The current framework and guidance were developed in response to that to better manage such development coming forward.
- The NPPF's focus on housing delivery was highlighted, noting that Camden was not meeting its housing delivery test. The NPPF weighted in favour of supporting schemes delivering new homes unless there were significant adverse impacts.

In relation to the Camden nature corridor:

- Officers confirmed engagement with the Nature Corridor group, noting that the corridor ran along the railway line but had a gap where the rail bridge/viaduct was located, which would need to come forward as part of the Joseph Holmes application.
- The applicant had consulted with the group, and the planting strategy had been developed with biodiversity in mind, with details reserved by condition.

In relation to overshadowing/daylight/sunlight:

- The application was assessed as a standalone scheme, consideration was given to the light to the development, with further assessment for surrounding impacts.
- Technical assessments (Vertical Sky Component, Daylight Distribution) were conducted. The broken massing of buildings at Heathgate was noted to allow daylight penetration.

Planning Committee - Monday, 15th June, 2026

- While some effects were identified, they were considered within a tolerable range when both daylight distribution and vertical sky component were considered.
- In a dense urban area, lower light levels and some light impacts were inevitable, but these were deemed within acceptable limits.
- For the Heathgate towers, the narrowest gap was 3.26 metres, splaying out to 7.23 metres. Corner flats were dual aspect, mitigating the impact of proximity.

With regards to Climate Change/Carbon Impact:

- The proposal was compliant with policy, and sustainability had been a key consideration.
- Significant reductions in CO2 for operational energy (approximately 63% reduction over building regulations) were achieved, with the whole site heated by air source heat pumps via a site-wide network.
- Regarding whole life carbon, the scheme did not meet the benchmarks (which were not targets). There would be a significant upfront CO2 impact from construction, particularly from basements and concrete.
- Proposals to reuse excavation waste on site (targeting 46% reuse, subject to feasibility) were included, with 95% minimum beneficial use off-site.
- The film studio construction was acknowledged as carbon-intensive due to its size, acoustic requirements, foundations, structure, and large voids. Measures to reduce embodied carbon included material choice, cement replacement, and structural systems.

In relation to Local Employment Opportunities

- Benefits for local residents included 250 construction phase apprenticeships, to be secured via Section 106 legal agreement and supported by the Euston Skills Centre.
- Occupation phase agreements included a £1.1 million payment linked to projected jobs.
- A bespoke STEAM package would offer T-level work experience and school engagement proposals.

Members of the Committee made the following comments:

- The highly sustainable location of the film studios was noted, reducing carbon-intensive transport journeys and increasing accessibility for London

residents. The transformation of Regis Road was welcomed from a "concrete wasteland" to bring biodiversity benefits. Regarding the view of St Paul's, they commented that the Shard had already impacted the view, and in their opinion, the cathedral remained visible, indicating good design. They stated that the 50% affordable housing provision weighed heavily in their decision-making and expected it to be delivered if the scheme was approved.

- A Committee member raised concerns about the substantial objections from the City Corporation, Historic England, St Paul's Cathedral, and community groups regarding the harm to St Paul's. Querying why height limits in the draft local plan, intended to protect views, had not been adhered to.

On being put to the vote, it was with 6 in favour, 5 against and 0 abstentions

RESOLVED –

THAT

- (i) Conditional planning permission be granted following referral to the Mayor of London for his direction, finalisation of the detailed wording for conditions following consultation with the Mayor and completion of a Section 106 legal agreement, and that
- (ii) conditional listed building consent be granted, with
- (iii) delegated authority to add policies to the condition titled "Use of UPS Rd".

**ACTION BY: Director of Economy, Regeneration & Investment
Borough Solicitor**

8(3) THE O2 MASTERPLAN SITE, FINCHLEY ROAD, LONDON NW3 6LU

Consideration of this application was deferred due to time constraints.

9. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was none.

Having adjourned between 8.20pm – 8.25pm and having applied committee procedure rule 19(a) at 10.00pm, the meeting ended at 10.28 pm.

CHAIR

Contact Officer: Sola Odusina

Telephone No: 0207974 -6884

E-Mail: planningcommittee@camden.gov.uk

MINUTES END

This page is intentionally left blank