

Scheme no.	Scheme / Site Allocation	Reference	Scheme / Allocation Details	Tier	Justification
1	Camden Collection, St Martin's Walk (Bacton Estate), Haverstock Road, Wellesley Road, Vicars Road, London, NW5 4PT	2020/10199/P	294 units	<p>Tier 1 Cumulative Scenario</p> <p>The EIA will consider the Phase 1 part of the site as already completed and in the baseline scenario.</p> <p>Given the lack of detail within the public domain on emerging phase 2 proposals, the EIA will assess the details of the proposed scheme, as set out within 2020/10199/P, to undertake a cumulative effects assessment.</p> <p>In December 2024, a Screening Opinion (Ref. 2024/5383/P) was submitted to the LBC in respect of Mount Anvil's proposals for circa 460 residential units in buildings ranging in height from circa 4 storeys up to between 23 and 26 storeys (across multiple blocks) (Phase 2).</p>	n/a
2	J.Murphy & Sons Limited	2021/3225/P (withdrawn application)	<p>The Planning Application for the redevelopment of the site has been withdrawn to undertake further public consultation.</p> <p>The proposals may come forward across the future redevelopment of Murphy's Yard could include:</p> <ul style="list-style-type: none"> • Circa 750 homes, including 35% affordable homes for local people • Circa 40,500 m2 of industrial space • Up to 34,500 m2 of office space • Up to 16,000 m2 of healthcare space • New landscaping and routes, including the new Heathline. 	<p>Tier 2 Cumulative Scenario</p> <p>The planning application for the redevelopment of the existing Murphy's Yard has been withdrawn. As the planning application has been withdrawn and does not remain an active planning application within the London Borough of Camden planning system, full assessment of the cumulative impacts associated with the Proposed Development and the Murphy's Yard scheme cannot be undertaken.</p> <p>However, as the Murphy's Yard site remains allocated under local planning policy, it is assumed that some development will take place in the future and for the purposes of this assessment will be considered to be of a similar nature to that detailed within the withdrawn planning application. The cumulative impact of the Proposed Development and the Murphy's Yard site will be covered off qualitatively under Tier 3 within the cumulative effects assessment across the ES. The cumulative impacts of</p>	n/a

				Murphy's Yard will only be considered as relevant within the ES.	
3	Regis Road Growth Area	n/a	1,000 units	Tier 2 Cumulative Scenario: The Regis Road Growth Area will be assessed qualitatively based on the indicative amount of development that could come forward across this area. This is due to the scale and proximity of this potential development.	n/a
4	Network Rail Site at Juniper Crescent	Regulation 19 (April 2025) Site Allocation Policy C10 (Juniper Crescent)	375 additional units	Tier 2 Cumulative Scenario The allocated site has just received a successful ballot process (residents supporting the proposals across the allocated site). Qualitative consideration will be undertaken to determine if significant cumulative effects are likely to arise.	n/a
5	Wendling Estate and St Stephens Close	Regulation 19 (April 2025) Site Allocation Policy C15 (Wendling Estate and St Stephens Close)	509 additional units	Tier 2 Cumulative Scenario	n/a
6	UCL Camden Campus, 109 Camden Road	Regulation 19 (April 2025) Site Allocation Policy C18 (UCL Campus, 109 Camden Road)	180 additional student units	Tier 2 Cumulative Scenario	n/a
7	Morrisons Supermarket (Camden Goods Yard)	2017/3847/P, 2020/3116/P	644 units	Tier 1 Cumulative Scenario Included as CS no. 7 on the list (note: slight typo is the application reference on the list previously shared) and therefore will form part of the cumulative effects assessment.	n/a

8	The O2 Masterplan Site Fichley Road London NW3 6LU	2022/0528/P	Detailed planning permission for Development Plots N3-E, N4, and N5 including demolition of existing above ground structures and associated works, and for residential development (Class C3) and commercial, business and service (Class E) uses in Development Plot N3-E, residential development (Class C3) and local community (Class F2) and commercial, business and service (Class E) uses in Development Plot N4, and residential development (Use Class C3) and commercial, business and service uses (Class E) uses in Development Plot N5 together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots. Outline planning permission for Development Plots N1, N2, N3, N6, N7 ,S1 and S8 including the demolition of all existing structures and redevelopment to include residential development (Class C3) commercial, business and service uses (Class E), sui generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots.	<p>Tier 1 Cumulative Scheme Approved 30/03/2023 Not yet under construction Although the site is located approximately 2.1km west of the site, given the proposals include the construction of 1,800 homes and the likely construction traffic routing for the construction of these homes being similar to that of the Proposed Development, the scheme will be considered as part of the demolition and construction cumulative effects assessment only within the EIA.</p> <p>GE Update September 2024: It is understood that Landsec will be amending the design of the phase 2 detailed scheme and be submitting a Section 73 application.</p>	n/a
9	Highgate Studios 53 - 79 Highgate Road London	2023/1804/P	Erection of a 7 and 4 storey building at Plots A and F (respectively) following demolition of existing buildings and structures; erection of roof extensions at Plots B, E, I and J; external refurbishment of the existing buildings at Plots C and D; erection of replacement entrance pavilion; plus cycle parking and plant provision; hard and soft landscaping to provide an additional c.16,000sqm (GIA) of Class E (g) floorspace and ancillary uses	<p>Tier 1 Cumulative Scenario Detailed planning application submitted May 2023. Pending determination.</p> <p>Maximum of 17,519sq.m (GEA) of commercial uses.</p>	n/a
10	100, 100a and 100b Chalk Farm Road	2024/0479/P	289 units	Tier 1 Cumulative Scenario	n/a
A	The Charlie Ratchford Centre Belmont Street London NW1 8HF	2020/5063/P	115 units	Tier 1 Cumulative Scenario	

B	5-17 Haverstock Hill	2016/3975/P, 2021/3268/P	77 units	Tier 1 Cumulative Scenario	
C	155 & 157 Regent's Park Road London NW1 8BB	2021/0877/P	59 units	Tier 1 Cumulative Scenario	
D	Gilbey's Yard	Regulation 19 (April 2025) Site Allocation Policy C12 (Gibleys Yard)	120 additional units	Tier 2 Cumulative Scenario	
E	Hawley Wharf, Chalk Farm and Hawley Roads (This scheme is built out and should not be assessed as a cumulative scheme)	2012/4628/P, 2015/1945/P	128 units	N/A	
F	1 to 6 Centric Close, Oval Road (This cumulative scheme falls outside of the 1km radius)	2016/6891/P	76 units	N/A	
	Network Rail Site (This cumulative scheme has been identified previously, scheme number reference 4)	C11	50 units	N/A	
G	Camden Town over station development (This cumulative scheme falls outside of the 1km radius)	C16	60 units	N/A	

H	Jamestown Rd/Arlington Rd depot, Camden Town (This cumulative scheme falls outside of the 1km radius)	C18	66 units	N/A	
I	Bartrams Convent, Rowland Hill Street (This cumulative scheme falls outside of the 1km radius)	2014/6449/P	60 units	N/A	
J	Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park (This scheme is built out and should not be assessed as a cumulative scheme)	2014/5840/P, 2019/4998/P	77 units	N/A	
K	11-12 Ingestre Road (assisted living)	2018/4449/P	50 units	Tier 1 Cumulative Scenario	
L	65-69 Holmes Road (This scheme is built out and should not be assessed as a cumulative scheme)	2013/7130/P	439 units	N/A	
M	Hawkridge House	Regulation 19 (April 2025) Site Allocation Policy C14 (Hawkridge House)	19 additional student units	N/A – Existing property considered in the baseline.	

Cumulative Assessment Criteria

These criteria in which we determine the schemes that, based on the scale of development (amount and mix of uses), could potentially have a cumulative effect with the Proposed Development is as follows:

- Are located within a 1km radius from the centre of the Proposed Development, as this spatial extent is considered appropriate for determining cumulative effects in this locality, based on experience and professional judgement;
- Have full planning consent, a resolution to grant consent, or applications that have been submitted but not yet determined¹;
- Produce an uplift of more than 10,000m² (Gross External Area (GEA) of mixed-use floorspace), or over 150 residential units; and
- Any office to residential conversions (granted under the General Permitted Development Order) giving rise to more than 150 residential units.

Tiered Cumulative Scenario Assessment

The three tiers are explained below:

1. Tier 1
 - Schemes with planning consent or a resolution to grant
2. Tier 2
 - Schemes with a submitted planning application which are awaiting determination
3. Tier 3
 - Schemes that are known to be coming forward in the local area or that are allocated within the LBC Site Allocations Plan or draft Site Allocations Plan (qualitative consideration).

¹ The EIA Regulations specify that only those planning applications which have planning consent and are therefore “approved projects”. However, planning applications submitted but not yet determined have also been assessed as good practice as part of Tier 2.