

An aerial, black and white photograph of a dense urban residential area. The image shows a variety of building types, including large multi-story apartment blocks and smaller terraced houses. A prominent feature is a long, curved row of terraced houses in the lower right quadrant. In the upper right, there is a large, open area that appears to be a sports field or park, with a baseball field visible. The overall scene is a high-angle, top-down view of a city block.

West Kentish Town Estate Planning Application



Camden



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Table of Contents

1.0	Introduction	4
2.0	Background	6
3.0	Application Details	8
4.0	Residents Brief	12
5.0	Frequently Asked Questions on Planning Applications	14
6.0	How to comment / have your say... ..	18
7.0	What Happens Next...?	19

1.0 Introduction

The West Kentish Town redevelopment stands as a testament to what is possible when a community comes together with a shared vision and ambition for a better future. Initiated in 2015, this ambitious project has been shaped by the voices, needs, and aspirations of our residents every step of the way.

In March 2020, the estate made history by holding Camden's first-ever resident ballot on estate regeneration. An overwhelming 93% of participating residents voted in favour of the redevelopment, with a remarkable turnout of 84.9%. This decisive mandate underscored our community's desire for change and laid the foundation for a transformation that promises to deliver over 856 new homes, including at least 326 modern council social rent homes.

I recognise there are still some further Council decisions to be made about the project, including Planning Committee's consideration of the planning application. As ever all of these decisions will be made fairly as required by our Constitution and legal rules.

As the Cabinet Member for New Homes and Community Investment, with the strategic responsibility for the project, I want to take the opportunity to acknowledge the immense progress

of West Kentish Town Estate's redevelopment -and most importantly, delivering on the mandate our residents have given us.

As someone who has personally experienced the journey of redevelopment and now resides in a home delivered by Camden's Community Investment Programme, I can attest to the profound impact such initiatives have on individuals and families.

Living in a safe, warm, and modern home has provided my family with stability, comfort, and a renewed sense of pride. It's more than just a change in surroundings; it's a transformation in quality of life.

The redevelopment plans for West Kentish Town are not merely about constructing new buildings; they are about fostering a community where residents can thrive and fulfil their full potential. With a focus on sustainability, the new homes will feature energy-efficient designs, helping to reduce carbon emissions and lower energy bills. The inclusion of green spaces and improved streets aims to enhance the overall well-being of residents and promote a sense of belonging.

When I became a newly elected councillor for Haverstock in 2022, one



Illustrative View of Pocket Parks - Proposed West Kentish Town Estate Masterplan

of my commitments was to ensure that the West Kentish Town redevelopment progresses. This commitment was solidified further when I was appointed as the Cabinet Member for New Homes and Community Investment in 2024, the portfolio which oversees redevelopment in our borough. I am proud that in my time as cabinet member, I have overseen further progress of this scheme as it takes its next steps forward in its journey through the planning application process. The redevelopment reflects the true needs and desires of the community. This project exemplifies Camden's

commitment to inclusive growth and community-led development. By placing residents at the heart of the decision-making process, the council ensures that The West Kentish Town redevelopment is more than a construction project; it's a beacon of hope and a model for future community-driven initiatives. I am proud to record the huge progress on the journey to delivering this transformation and look forward to witnessing the positive changes it will bring to the lives of many, and future generations to come.

Councillor Nasrine Djemai
Cabinet Member for New Homes and
Community Investment

2.0 Background

Camden council began speaking to West Kentish Town Estate residents about the homes, buildings and your neighbourhood in 2015. We heard about failing and outdated buildings causing health issues, overcrowding, no lifts or balconies, no useable outdoor spaces or play facilities for young residents. Together we've been on a journey, from listening to your experiences living at WKT to exploring various possibilities for the Estate. We received a clear message for redevelopment at the 2020 ballot; and appreciate your patience as a pandemic and global financial crises paused progress. We thank you all for your input into improving your neighbourhood and community, and relentlessly driving proposals forward.

From giving us time to chat on your doorstep, speaking to design teams at exhibitions, intense debates at Steering Group meetings, joining us on coach trips, giving us your crucial thoughts on designs, or enjoying summer fundays, it is your patience and commitment that has allowed us to develop this exciting next chapter for you and your community.

So that we can deliver the new homes and neighbourhood we've worked together to design, Camden as the developer, must get approval from the Planning authority. The team have submitted a planning application (Planning reference no: 2025/2667/P).

After 21 days of public consultation, the Planning authority will consider the application before making a decision at the end of this year (timetable P.19).

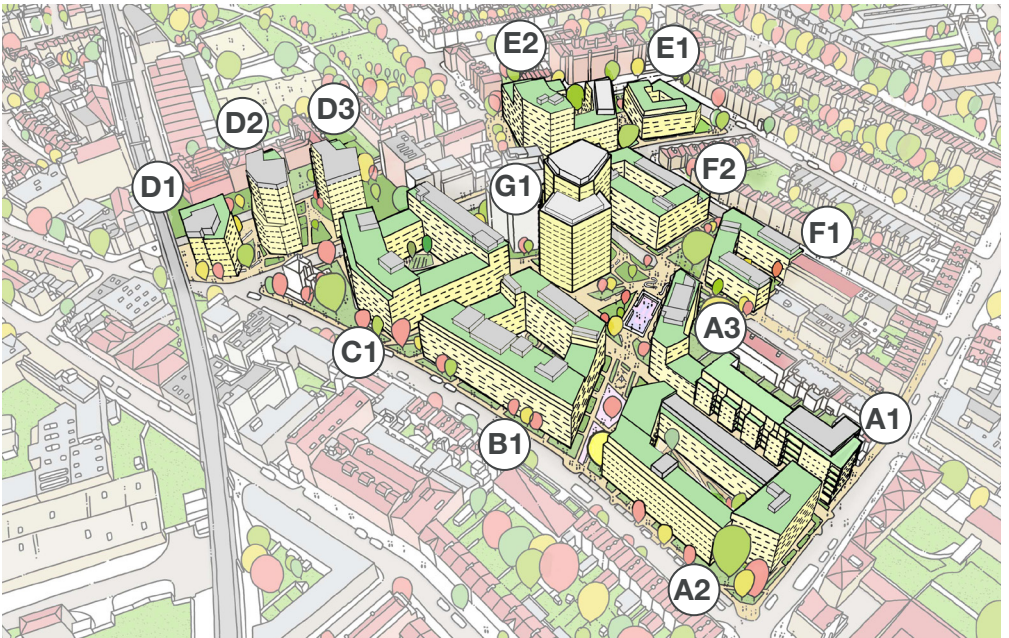
This booklet provides some information about what's in the Planning Application (Page 8-11), how the scheme has been shaped by your requests and demands (Page 12-13), and how you can get involved to ensure a positive outcome at this major stage.

The complete application can be viewed at webpage:
<https://planningrecords.camden.gov.uk/>

The Planning Reference No:
2025/2667/P



Existing Aerial View of West Kentish Town Estate



Illustrative Aerial View - Proposed West Kentish Town Estate Masterplan

3.0 Application Details

A hybrid planning application has been submitted for the Site on the 18th of June 2025.

The Application is submitted in part detail and part outline. The Proposals contain 13 Development Plots; 2 of which form part of the “Detailed Proposals” (Development Plots A1 & D1) plus public realm, and 11 of which form part of the “Outline Proposals” plus public realm (Development Plots A2, A3, B1, C1, D2, D3, E1, E2, F1, F2 and G1).

Detailed Application

Detailed planning permission for Development Plots A1, and D1 including demolition of any above ground structures and erection of new buildings for use as residential dwellings (Class C3), commercial, business and service use (Class E), together with landscaping, public realm, cycle parking, highway works, infrastructure and other works associated with those Development Plots; and full details are also submitted for areas of temporary landscaping that will be provided in proximity to Development Plots A1 and D1.

Outline Application

Outline planning permission for a phased, development with all matters reserved for Development Plots A2, A3, B1, C1, D2, D3, E1, E2, F1, F2 and G1 including demolition of all existing above ground

structures and erection of new buildings to provide residential dwellings (Class C3) and commercial, business and service use (Class E) together with new routes, open space, play space, cycle and parking, highway works, hard and soft landscaping and other works associated with those Development Plots.

The complete application can be viewed at webpage:

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The Planning Reference No:

2025/2667/P



West Kentish Town Estate Detailed and Outline Plots

Key

- Planning Application Boundary
- Detailed Planning Application
- Landscape within Detailed Planning Application
- Outline Planning Application

3.0 Application Details

What Planning Application Reports were submitted...?

Name	Description
Vol 01: Design & Access Statement Outline Element	A report which describes the outline buildings of the Masterplan.
Vol 02: Design & Access Statement Detail Element	A report which describes the detail buildings of the Masterplan. Blocks A1 & D1.
Vol 03: Design & Access Statement Public Realm & Landscape	A report which outlines the public realm of the Masterplan, split into detail and outline.
Design Code	A report which outlines design controls for the masterplan
Pre-redevelopment Audit	A report which outlines the development options tested for the site.
Development Specification	A report which specifies the parameters, principles and restrictions for the scheme.
Planning Statement	A report which provides supporting text in the context of planning policy.
Affordable Housing Statement	A report which sets out how the scheme meets both local and wider borough housing needs.
Financial Viability Statement	A report which outlines the viability of the scheme.
Fire Statements	A series of reports which outline compliance with Building Safety Gateway 01.
Sustainability & Energy Statement	A report which outlines the Sustainability strategy developed for the scheme
Whole life Carbon Assessment	A report which evaluates the whole life carbon performance of the scheme.
Circular Economy Statement	A report which outlines circular economy principles in relation to the scheme
Flood Risk Assessment	A report which reviews the flood risk profile of the site and scheme.
Sustainable Drainage Strategy	A report which outlines the drainage strategy for the masterplan.
Basement Impact Assessment	A report which provides information on the scheme's local policy compliance in relation to basements.

Name	Description
Transport Assessment	A report which details information related to highways and transportation for the scheme.
Travel Plan	A report which sets out a strategy for encouraging sustainable modes of travel.
Delivery and Servicing Assessment	A report which details the servicing strategy proposed for the scheme
Construction Logistics Plan	A report which sets out construction vehicle activity to and from the site in construction.
Outline Construction Management Plan	A report which sets out strategy to minimise construction activity impacts.
Statement of Community Involvement	A report which details all forms of consultation undertaken on the project.
Equalities Impact Assessment	A report which outlines how the regeneration programme will impact on different equality groups on the estate.
Health Impact Assessment	A report which sets out how the scheme can respond to health issues surrounding the site.
Regeneration and Social Value Statement	A report which details the regeneration benefits of the scheme on residents and the local community
Internal Daylight Assessment	A report which details internal daylight performance of the scheme
Arboricultural Impact Assessment	A report which evaluates impact of the scheme on existing trees.
Archaeology Assessment	A report which outlines the archaeological condition of the site
Biodiversity Assessment	A report which details the bio-diveristy performance and impact of the scheme.
Vol 01: Environmental Statement	A report which outlines the environmental impact of the scheme
Vol 02: Built Heritage, Townscape and Visual Impact Assessment	A report which outline the heritage impact of the scheme
Vol 03: Appendices	
Non Technical Summary	A simplified summary of the Environmental statement results.

4.0 Residents Brief

Residents Brief 2021

The Residents Brief is a document created from resident workshops held between July 2018 and May 2019, where options for the redevelopment of the estate were explored. It represents the residents' "wish list" and will be used to hold the Council accountable. The brief establishes the principles for design development and serves as a key reference point in all resident engagement sessions. These principles are outlined below - with a check mark against all principles that are reflected in this planning application.

Building Design

- Homes and outdoor spaces that people want to come home to and are proud to invite visitors to
- Improve accessibility for all home and provide housing options for people with special requirements
- Deliver new buildings which have better insulation and sound proofing- are easier and more affordable to run
- Deliver high-quality buildings that meet resident's needs and create welcoming, safe and attractive environments
- More energy efficient homes
- Improve the overall appearance of the estate and create a lively and high quality place to live
- Consider using brick for the new buildings
- Use materials that would wear well over the years
- The materials used to make buildings look like homes rather than offices
- Ensure no net loss of affordable housing



Landscape and Open Space

- Create improved, usable green spaces and retain large trees where possible
- Deliver a range of open spaces: play areas, public open space, communal open space and growing gardens
- Improve the provision of play space for a range of ages
- Deliver usable open spaces with lots of natural daylight
- A variety of outdoor spaces, not just child focused, where people can sit and relax
- Planting to be low maintenance and hardy
- Offer private outdoor space for all e.g. Balconies or gardens



Home Internal layout



- New homes to be spacious, comfortable, and meet residents' housing needs*
- Improve internal layout considering views out, light into the home and natural ventilation*
- Take into account appropriate storage space*
- Homes that can adapt to residents' future needs*
- Improve accessibility for all homes and provide housing options for people with special requirements*



Safety and Security



- Provide streets and footpaths that are well lit, well overlooked and active to reduce crime and the fear of crime*
- Deliver secure and robust buildings and homes with suitable levels of security*
- Improve well-being and sense of security within the estate*
- Communal areas and open spaces to be designed to reduce anti-social behaviour and improve accessibility*
- Ensure secure entrances of new buildings both in and around*
- Design communal outdoor spaces that don't attract anti-social behaviour*
- Clearer routes through - remove and avoid short-cuts and alleyways through the estate that could be dangerous*
- Ensure good lighting levels on all paths on the estate*



Local Area



- Keep the estate's diverse community*
- Having a community space or dedicated residents' space*
- Improve movement and routes through the estate with clear signage and way finding*
- Improve accessibility throughout the estate to allow greater movement for all*
- Deliver positive improvements to Queen's Crescent and create safe routes to shops and community facilities*



5.0 Frequently Asked Questions on Planning Application

What has changed since the last time residents saw the plans at the exhibition in 2024?

Nothing has changed in the Masterplan or the designs of the home in the first phase. At the last exhibition and consultation at the beginning of 2024, residents told us about not wanting to live up high, needing a wider range of locations for social rent across the estate, and less construction disruption in the first phase. We've taken these priorities on board and changed the tenures of buildings and altered the phasing so that all phase 1 homes will be social rent and no tenants will live higher than the 7th floor (phase 2).

How tall will the new buildings be? Will residents be living in dark, damp courtyards?

The masterplan has been designed carefully to ensure high quality living conditions for all – this means good space between buildings, allowing sunlight to balconies, living areas, kitchens and bedrooms. Blocks range from 5-8 stories high, with a tall building of 14 stories for private sale homes in the centre of the estate, to be built in the final phase.

Thorough 'daylight / sunlight' testing has been carried out, which show that all internal courtyards and homes achieve the required levels of daylight and sunlight to comply with the planning requirements. Residents told us how important it was to have spaces that were only for the residents of their block. When we begin detailed design of these semi-private areas, residents will shape what these places will be.

Will new buildings overshadow what already exists in the area, or look 'out of place'?

A major function of the planning system is to prevent any negative impact of new developments on the existing neighbourhood. Aside from the daylight / sunlight testing, planners also consider how the design of new buildings compliment and fit into their surroundings. The council is committed to quality design which contributes to a better living experience for residents and visitors.

There's a big increase in density, with many private homes for sale at unaffordable prices. How will this help the housing crisis?

The total number of homes (856) will be delivered over the next 20 years, so any rise in population won't cause any noticeable impact (an assessment in chapter 6 of the Environmental Statement in the Planning Application shows that the proposed development will have a negligible impact on social infrastructure such as doctors surgeries and schools and an improvement in the quality of public open space. The overcrowding at WKTE is one of the major drivers for this scheme. Over a third of households are overcrowded, and by building larger homes, families will get comfortable spaces and opportunities to thrive.

Camden Council's Community Investment Programme (CIP) is our ambitious plan to invest in schools, homes and community facilities despite challenging economic circumstances. Through CIP, we build and sell private homes to fund the delivery of much-needed affordable and council homes.

With residents still living on site, construction disruption will be significant - noise, dust, traffic, hoarding and temporary routes through the estate. Homes and shops need access for deliveries.

A Construction Management Plan (CMP) is part of the Planning Application. The CMP addresses site set-up, access routes to and around the construction sites, traffic management, health and safety measures, working hours / days, sets out strict noise and dust control / monitoring requirements and any additional measures that might need to be implemented where necessary to address disruption caused by construction. We will provide respite spaces during the day and identify any particularly vulnerable residents. When appointed, the contractor will commit to a programme of engaging with all affected residents.

There is no community hall, or shared indoor facilities in the plans.

The council has assessed the amount of indoor community spaces in the local area and found sufficient capacity and underutilised local assets. The council is unable to continue to build or finance spaces where there is no viable partner to operate multiple expensive facilities.

5.0 Frequently Asked Questions on Planning Application

The design of buildings is uninspiring and 'blocky'. We asked for external doors and accessible homes catering to various conditions

Everyone has different preferences and needs, so we've provided various options. In the first two blocks, one has external access, while the other caters to the security and privacy requests of other residents who prefer enclosed access. Planning rules stipulate the number of 'accessible homes', which include wheelchair accessible and fully adaptable to many requirements.

I want a separate kitchen and living space, as well as separate toilet and bathroom, like I do in my current home.

The overall floorspace in all the new homes is bigger, adhering to modern standards. All homes 3 bed or larger will get separate kitchen and living spaces, and a separate toilet and bathroom. Smaller flats will have open plan spaces which have been requested by many, and are more suitable for single people or young families.

What is happening with Hawkridge House, another tall building sitting empty?

Hawkridge House is not owned by Camden Council and we are in no position to acquire it. We will continue communicating with the owner to mitigate any potential conflicts in proposals or works on site.

The plans include cutting down trees, loss of biodiversity and habitats for local wildlife.

The Arboriculture Assessment Report in the Application demonstrates that all protected class A trees are being retained. We will plant 142 new trees, which is more than will be removed, whilst the proposals for outside spaces include more biodiverse planting and ways to encourage wildlife.

Will there be more parking?

The new development will be car free, apart from additional disabled bays. All residents with existing parking will be reprovided.

We've heard that the council will deliver phase 1, then run out of money. I'm in a later phase, will I ever get a new home?

The CIP programme works by selling private homes to fund social homes. There are no private homes in the 1st phase, so without later phases bringing income to the council, the scheme couldn't work. In 2019 the council asked residents for their views on various options for the estate – we were told clearly that if all residents are in the same bad conditions, then everyone should get new homes. Demolishing outdated and difficult to maintain buildings and rehousing all existing residents is our priority. All tenants will be rehoused by phase 6, 2039?

Please note: These FAQs relate to the Planning Application, please refer any queries about allocations, points, bidding, or leaseholder buyback enquiries to the relevant officer (all contact details on the back page of this booklet).

6.0 How to comment / have your say...

The Planning Authority will only consider certain comments relating to the Application.

Details can be found here: Commenting on a planning application - Camden Council <https://www.camden.gov.uk/commenting-planning-application>

What types of comments can we consider?

We can only consider comments that are directly related to the actual proposals. These are known as 'material considerations'.

For instance, we can consider comments that concern:

- The design, size and height of new buildings
- The impact of new uses of buildings or of land
- Loss of light and the privacy of neighbours
- Access for disabled people
- The impact of noise from plant equipment
- Noise from new uses
- The impact of development on traffic parking and road safety.

Issues that may be of concern to you, but which we cannot consider, include:

- Disputes about civil matters, such as building freeholds or the 'right to light'
- Loss of property value
- Issues which are dealt with by other forms of law, such as party wall matters.

We cannot refuse permission because of construction noise. However, we can restrict the hours of work to reduce disturbance to residents and other sensitive neighbours.

How do I make a comment on a planning application ?

The quickest way to comment on planning applications is to submit online, using the 'add a comment link after reading the documents and plans.

You can also email:
planning@camden.gov.uk,

or write to:

Development Management, Camden Town Hall, Judd Street, WC1H 9JE.

The public consultation closes on 22nd July

Laptops are available for use at our drop-in space at 104a Queens Crescent if you wish to view, or need help in submitting comments

7.0 What Happens Next...?

STEPS

- 1 18th June: Application submission
- 2 02nd July: Application validated by planning authority; made available for public view and comments,
- 3 12th, 15th & 17th of July: Public exhibition with officers and project team to explain proposals and answer queries.
- 4 22nd July: Public consultation closes
- 5 July to December: consideration,
- 6 Mid December: Planning Committee
- 7 Mid December 2025: Decision
- 8 Spring 2026: Work begins demolishing & building at Wedmore and between railway and Ashington
- 9 Autumn 2028: First tenants move into new homes

Exhibition Dates

- 12th July, Saturday: 11am - 3pm
- 15th July, Tuesday: 11am - 3pm
- 17th July, Thursday: 5pm - 8pm
- DROP-IN 104a Queens Crescent.
- MARKET STALL every Thursday

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