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The Hybrid Planning Application explained

Lendlease will apply to the London Borough of Camden* for planning permission for the Euston Masterplan via a hybrid planning application – this includes the proposed development on and around the station, but not the station itself. This is using a standard planning application process set out in the Town and Country Planning Act 1990. Applications for the detailed designs of the stations will follow separate planning routes.

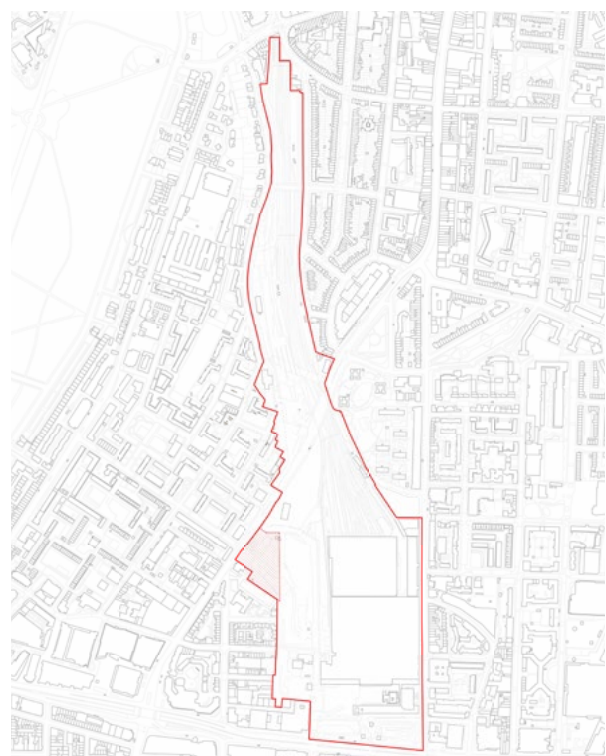
The overall approach to design and delivery and necessary consents of the station (transport element) will be co-ordinated by the Euston partners via the Euston Delivery Company. Engagement with communities and local businesses on the station (transport element) will take place towards the end of 2026

*The London Borough of Camden is progressing plans for a Locally Led Urban Development Corporation which, if established, could take on planning powers for the Euston Area.

What is a hybrid planning application?

A hybrid planning application seeks full planning permission for part of a site (hatched in red on the plan to the right) and outline planning Permission (outlined in red on the plan on the right) for the remainder. This is a typical approach for large masterplan sites which are delivered in multiple phases.

The approach secures a long-term vision for the whole site while enabling early delivery for part of it. The masterplan covers the whole site ensuring co-ordination between the outline and detailed components.



Outline masterplan application

For the outline part of the application, the London Borough of Camden* will consider the development principles rather than detailed drawings. These principles are set out in Control Documents including:

- | **Parameter plans** – which define the size and height of zones in which development would occur, as well as land uses, routes and access.
- | **Development Specification** – which defines the overall amount of development floorspace and uses (e.g. amount of space for homes or office) up to an overall maximum amount.
- | **Design Code** – which sets out guiding principles for the masterplan to ensure a coherent approach to character and open space, and the design of buildings and streets.

Together these documents set out a maximum amount of development as well as design principles while allowing some flexibility for these to adapt over time as the masterplan is brought forward. The parts of the masterplan in the outline area will be subject to further detailed planning applications which people will be consulted on and have the opportunity to shape.

Detailed planning application

For the detailed part of the planning application, the London Borough of Camden will consider a set of drawings that show how the buildings will look. This is the same as the normal requirements for a full planning application. This means that if the application is approved, the first phase of development can be delivered, bringing early community benefits.

The detailed plots are located on land to the west of the station that will soon be no longer required for the wider transport infrastructure projects, bounded by Hampstead Road, Cobourg Street, and the Euston Skills Centre. Detailed applications will be made for new buildings providing over 500,000 sq. ft. of business and innovation workspace, public space and community uses.