

BT Tower

Development Management Forum - 25 June 2026

David Fowler: Deputy Team Leader

Birds' Eye of street block





View from Howland Street

View from Maple Street



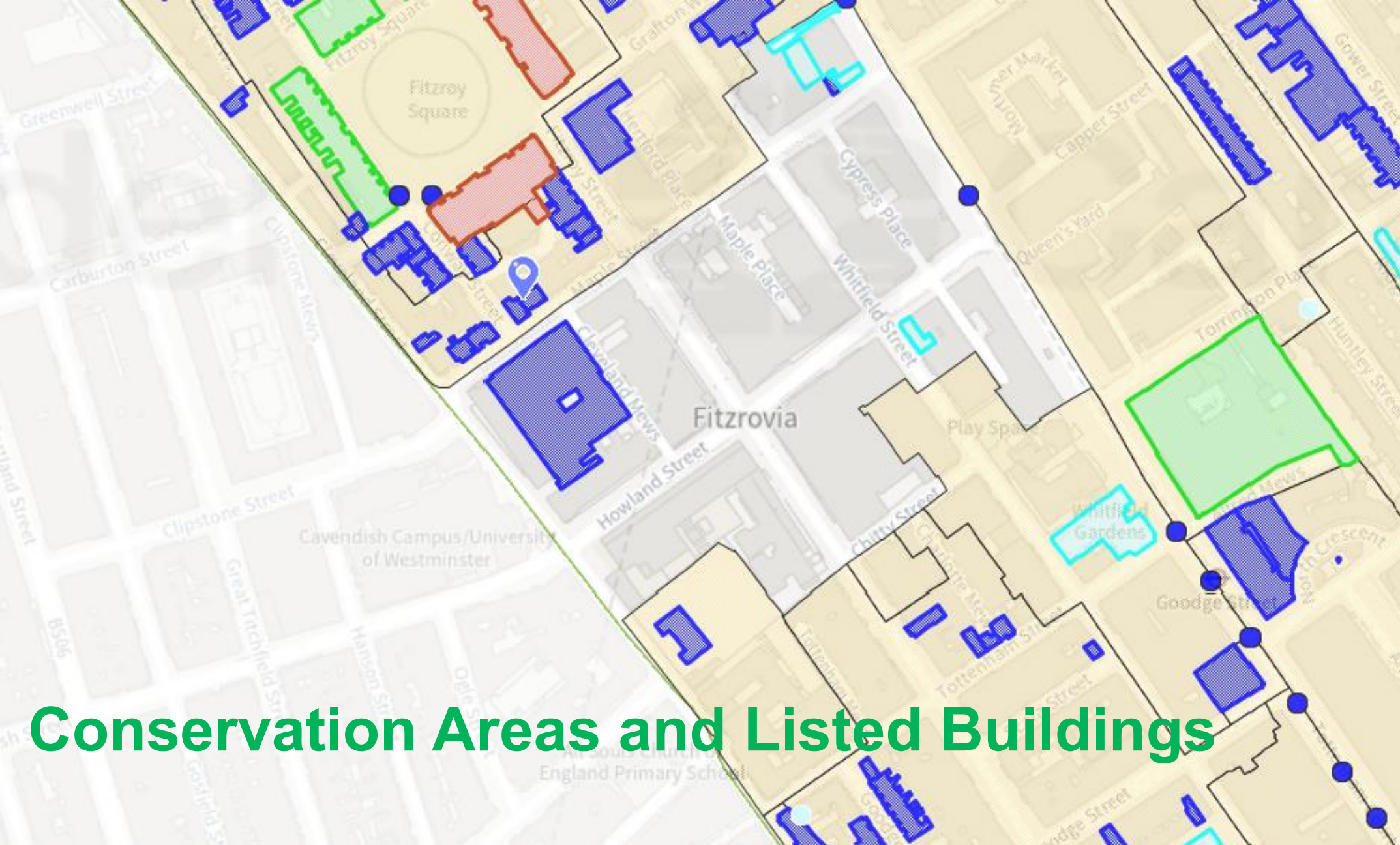
Relevant Designations

Site

- BT Tower is Grade II listed (not the podium or the Howland Street block).
- Central Activities Zone.

Surrounding area

- Close to Fitzroy Square and Charlotte Street Conservation Area.
- Listed buildings to the north, including Grade I listed buildings (in red).
- On border with City of Westminster.



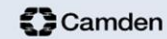
Conservation Areas and Listed Buildings

THE LONDON PLAN



THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
MARCH 2021

Camden Local Plan 2017



Camden Local Plan

Proposed Submission Draft
April 2025

Key Planning Issues

- Land use – acceptability of proposed uses
- Amenity – Noise and disturbance impacts
- Conservation and design – special character of listed tower, design of podium proposals
- Transport – impact from vehicular and pedestrian movement
- Community benefits

Thank you