

comments as well as attending events in person.
 3. A record of the views expressed by local people and KTNF.
 4. An explanation of how the proposals being submitted following this Consultation have addressed the views of and any issues or concerns raised by local people and KTNF.

Statement of Neighbour Involvement: This Statement must indicate clearly how many neighbours have been consulted and their addresses
 Policy CC2 conforms to Core Strategy policies: Camden CS4 and CS5 in addition to Camden’s adopted Development Policies DP1, DP3, DP5, DP13, DP22, DP24; NPPF paragraphs 69 and 188

and NPPG: Paragraph: 009 Reference ID: 20-009-20140306
 “Less than half [of the residents in Camden] (48%) agree that they can influence decisions in their area.
 Q14: Which, if any, of these might make it easier for you to influence decisions in your local area?
 33%: If I knew what issues were being considered.
 26%: If local service providers got in touch with me and asked me.
 25%: If I thought local service providers would listen.
 22%: If I could give my opinion online, by email or by phone.
 21%: If I had more information about how to get involved.”
Camden Social Capital Survey 2008

POLICY CC3: PROTECTION OF PUBLIC HOUSES

KTNF strongly supports the retention of the following public houses, and the retention of their internal floorspace, because of value to the local community.

Reasoned Justification

The public houses comprising:
The Junction Tavern, 101 Fortess Road, Kentish Town NW5 1AG;
The Vine, 86 Highgate Road, NW5 1PB;
The Pineapple, 51 Leverton Street, NW5 2NX;
The Bull and Gate, 389 Kentish Town Road, NW5 2TJ;
The Assembly House, 292-294 Kentish Town Road, NW5 2TG;
The Oxford, 256 Kentish Town Road, NW5 2AA;
The Lion and Unicorn pub and theatre, 42-44 Gaisford Street, NW5 2ED;
Camden’s Daughter, 289-291 Kentish Town Road, NW5 2JS;
The Abbey Tavern, 124 Kentish Town Road, NW1 9QB;
The George IV, 76 Willes Road, NW5 3DL;
The Grafton, 20 Prince of Wales Road, NW5 3LG;
Quinns, 65 Kentish Town Road, NW1 8NY;
Leighton Arms, 101 Brecknock Road, N7 0DA;
The Unicorn, 227 Camden Road, NW1 9AA, have provided for many years much needed space for meetings and for social interaction. Many of these public houses have also played an important part in Kentish Town’s history, and some have particular value because of historic events that have taken place within or around them, or possess valued architectural historic characteristics (see Appendix 6 p.75). All these public houses also have social or cultural value for particular groups in the community.
 In order to protect these valued pubs, KTNF recommends that all the public houses listed here are placed on the register of Assets of Community Value: <https://www.camden.gov.uk/ccm/content/communitya>

nd-living/localism-act-2011/localism-act-2011.en? page=3.
 Residents in Kentish Town are increasingly concerned about the loss of their pubs. In the past four years Kentish Town has lost four pubs: The Gloucester Arms, The Admiral Mann, The Castle Tavern and Hoot ‘n Annies.
 The policy conforms to NPPF, paragraph 70; Camden’s Core Strategy policies CS7, CS10; adopted Development Policies DP12, DP15; and is supported by the following documents; Protecting the Pub Report CAMRA (2012); Pubs and Places – the Social Value of Community Pubs IPPR 2012 and Keeping Local (Steve O’Connell, GLA 2013)



▲ The Bull and Gate, Kentish Town Road



▲ The George IV, Willes Road



▲ The Grafton, Prince of Wales Road



▲ The Vine, Highgate Road



▲ The Pineapple, Leverton Street

POLICY CC4: PROTECTION OF SHOPS OUTSIDE THE CENTRE Map 7

In support of and as a local interpretation of L B Camden’s policy DP10, the net floorspace associated with the following stores will be protected, subject to viability. These stores have been identified as attaining the applied standard in DP10: each store is more than 5-10 minutes’ walk away from alternative provision or is situated close to a nursing home.

1. Susan’s Mini Market, 153 Leighton Road NW5 2RB.
2. Leighton Food Centre, 91 Leighton Road NW5 2QJ.
3. Falkland Store, 71 Falkland Road NW5 2XB. (This convenience store is already at risk of change of use development which must be resisted because the store is indispensable for the elderly and infirm who live nearby).
4. Leverton Stores, 50 Leverton Street NW5 2PJ. (This store is situated just round the corner from Ash Court Nursing Home, Ascham Street, NW5 2PD).
5. Saver’s Mini Market, 121A Islip Street NW5 2DL.
6. The Village Store, 62 Lawford Road NW5 2LN.
7. Tiku’s Supermarket, 84 Castlehaven Road NW1 8PL.

Reasoned Justification

KTNF supports the retention and protection of shops outside the Town Centre. L B Camden’s policy DP10 states “The Council will seek to protect shops outside centres by only granting planning permission for development that involves a net loss of shop floorspace outside designated centres provided that:
 • alternative provision is available within 5-10 minutes walking distance [400-800 metres];

• there is clear evidence that the current use is not viable; and
 • within the Central London Area, the development positively contributes to local character, function, viability and amenity.”
 It is important for the community that existing shops outside the Town Centre are retained because these shops, which are usually convenience stores, provide a vital service meeting the day-to-day needs of local communities, especially those who are less

mobile. This includes the elderly, the infirm and those without access to a car.

In the event of planning applications being made for change of use or redevelopment, it is expected that a marketing report should form part of the planning proposals demonstrating how the property has been actively marketed for a period of not less than 12 months prior to the planning application being made. The marketing report shall include details of the interest generated and viewings that have taken place together with copies of correspondence relating to interest expressed in the property and indicate the reasons why occupancy has not been achieved for the existing use.

In addition, a financial viability assessment should accompany the planning application demonstrating

why the existing use is unviable based on current market evidence. The applicant should be willing for both the marketing report and viability assessment to be peer reviewed at the discretion of the Council, using agents appointed by the Council, but on the understanding that cost of each peer review will be met by the applicant.

Policy CC4 conforms to Core Strategy policies CS7.17, CS10, CS15, CS16 and adopted Development Policies DP10, DP26 and guidance set out in the following documents: CPG5.4, Camden Social Infrastructure Needs Assessment (2009); Shaping Neighbourhoods: character and context supplementary planning guidance non technical summary GLA (June 2014) and London Small Shops Study, GLA / Roger Tym & Partners (2010).



▲ 1. Susan's Mini Market, 153 Leighton Road NW5 2RB



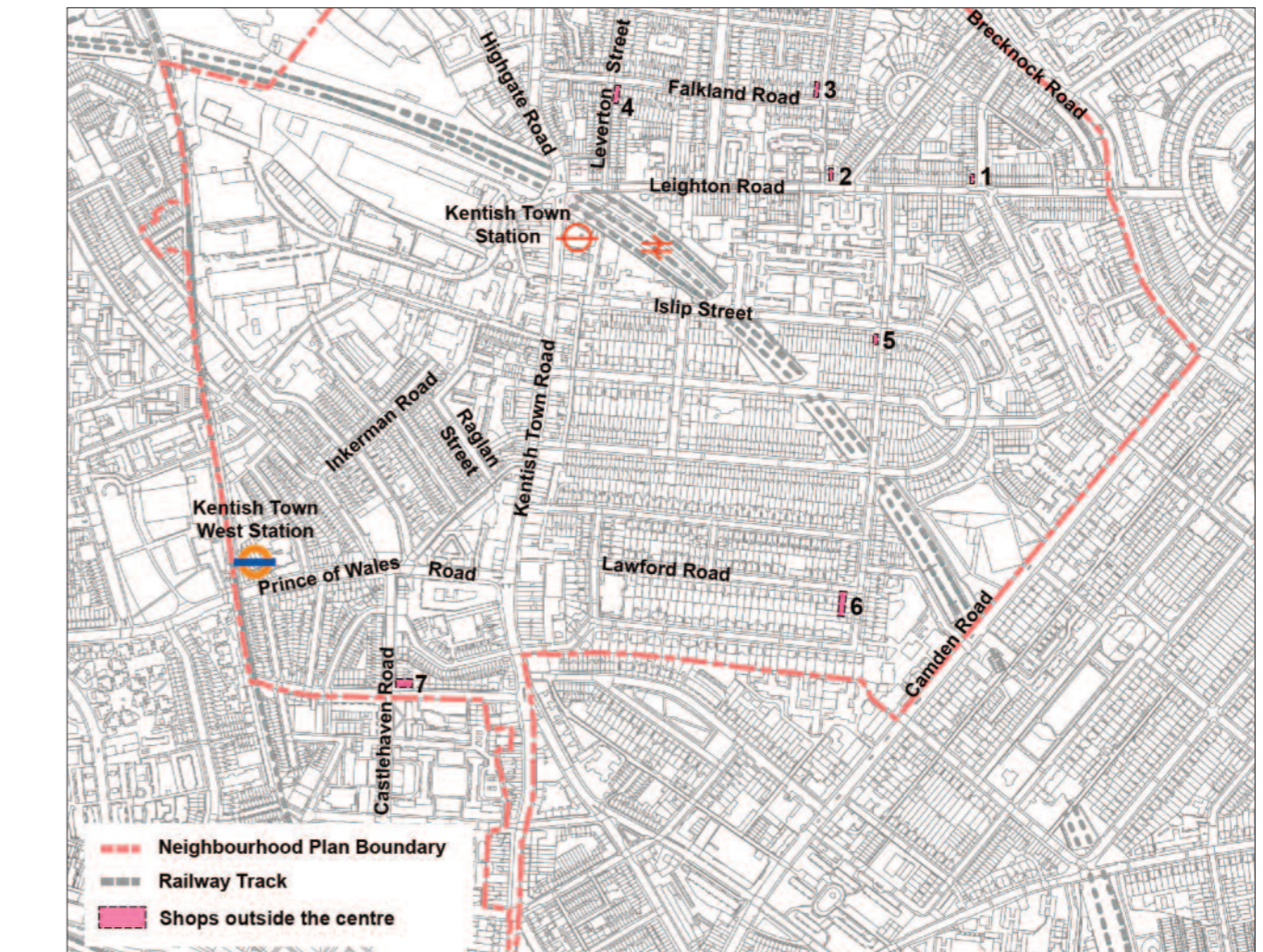
▲ 2. Leighton Food Centre, 91 Leighton Road NW5 2QJ



▲ 3. Falkland Store, 71 Falkland Road NW5 2XB



▲ 4. Leverton Stores, 50 Leverton Street NW5 2PJ



▲ MAP 7: Shops outside the centre



▲ 5. Savers Mini Market, 121A Islip Street NW5 2DL



▲ 6. The Village Store, 62 Lawford Road NW5 2LN



▶ 7. Tiku's Supermarket, 84 Castlehaven Road NW1 8PL