
19 Fortess Road, Kentish Town, NW5 1AD

Change of Use to Residential
(Prior Approval Application)

Impact Assessment

On behalf of Empyrean Developments

June 2014

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Checked by:	MH	MH

Barton Willmore LLP
7 Soho Square
London
W1D 3QB

Tel: 020 7446 6888
Fax: 020 7446 6889

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1.0 INTRODUCTION

Background and the Scheme

- 1.1 This Impact Assessment has been prepared by Barton Willmore LLP on behalf of Empyrean Developments ("the Applicant") to accompany a Prior Approval application relating to a proposed change of use from retail (Class A1) to residential (Class C3) ("the Proposal") at the ground floor of 19 Fortress Road, Kentish Town ("the Site"). This will provide two 1-bed flats.
- 1.2 This Impact Assessment has been completed in order to meet the requirements set out in Statutory Instrument 2014 number 564 relating to The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provision) (England) Order 2014 ("the Order"). The Order states that a change of use from Class A1 (shop) to a building within Class C3 (dwellinghouse) is Permitted Development under 'Class IA' (with effect from 6th April 2014) subject to a number of defined conditions being met.
- 1.3 This Impact Assessment assesses the Proposal against the two pertinent 'retail tests' set out in Condition (1)(b)(iv) of the Order; based on whether the impact of the change of use is undesirable in terms of:
- There being adequate provision of services (Class A1 or Class A2) - but only where there is a reasonable prospect of the building being used to provide such services; or
 - The sustainability of a key shopping area - where the building is located within this key shopping area.
- 1.4 Further details relating to the Proposal and the Prior Approval application process and requirements are referred to in the accompanying documentation submitted as part of this application, namely in the Covering Letter and scheme drawings.

Statement Contents

- 1.5 Against this background, this Impact Assessment provides an assessment of the Site and wider Town Centre to understand whether the Proposal can be supported. The scope of this Assessment is as follows:

- **Section 2** describes the Application Site and the main features of the surrounding area.
- **Section 3** provides a review of the existing health and retail / service function of Kentish Town Centre and sets out the contribution of the Site to this.
- **Section 4** outlines the prospects of the Site being re-used for a retail / service use.
- **Section 5** provides an assessment of the impact of the Proposal on Kentish Town Centre and our conclusions against the pertinent statutory tests.

2.0 APPLICATION SITE AND SURROUNDINGS

Application Site and Surroundings

- 2.1 The boundary of the Site is identified in red on the Site Location Plan – Drawing No. GA200.01 which is provided at **Appendix 1**. The Site extends to approximately 115 sq.m / 0.0115 hectares.
- 2.2 The Site comprises a vacant ground floor retail unit (122 sq.m) which forms part of a wider building with two levels of residential accommodation above. We understand that the previous occupier of the unit was Martins Refrigeration who vacated it prior to 2000, when the property was previously purchased. It has remained unoccupied since this date. The Site is part of an existing parade of shops within the wider shopping area of Kentish Town. This area ends with the Site, with residential buildings located to the north along Fortess Road.
- 2.3 The Site falls within the defined Town Centre of Kentish Town, a top tier centre in the Council's Retail Centres policy hierarchy (see Camden Core Strategy Policy CS7). The Site is located at the far northern end of the Town Centre, with the buildings beyond the Site being located outside of the Town Centre boundary. It therefore lies in the periphery of the Centre in an area of transition to residential uses. A Context Plan showing the extent of the Town Centre and the location of the Site is provided at **Appendix 2**.
- 2.4 The Centre contains a range of retail and service facilities serving the area, with the main offer focussed on the central part of the Town Centre around Kentish Town mainline railway and underground stations. This is referred to as the Core Shopping Frontage in the Council's Retail and Town Centres Study (November 2013), stretching along Kentish Town Road between Fortess Road and Royal College Street. The Core Shopping Frontage is approximately 100m south of the Application Site. Further detail relating to Kentish Town Centre is provided in Section 3 of this document.
- 2.5 Although the wider area is predominantly residential in character, Fortess Road and Kentish Town Centre provide a distinct commercial spine through this area.

Relevant Site Planning History

- 2.6 Planning Permission was granted in April 2000 for the Change of Use of ground and basement floors from retail (Class A1) to a language school (Class D1) (LPA Ref: PEX0000114). We understand that this Planning Permission was not implemented, as a result of the occupation of the unit by Martins Refrigeration. Although not implemented, this approval demonstrates the principle of the loss of retail in this location to be acceptable and that the Council has been prepared to accept that the unit offers no meaningful contribution to the Centre's retail service function.
- 2.7 There is no further relevant planning history of any note relating to the Site.

3.0 THE HEALTH AND FUNCTION OF KENTISH TOWN CENTRE

Background

- 3.1 Kentish Town Centre is a top tier Centre in the Council's Retail Centres hierarchy as established by Policy CS7 of the Camden Core Strategy (Adopted November 2010). The supporting text to Policy CS7 states that the Centre *"provides shopping and service uses for the local area"* (p.75).
- 3.2 The most recent review of the Centre was published as part of the Camden Retail and Town Centres Study (November 2013). This states that: *"the centre provides a day to day shopping offer serving local needs, and is pitched towards the mid to low end of the market"* (paragraph 5.50). The Study concludes that: *"Kentish Town is considered to be performing well in relation to the provision of convenience and service units; however, there is limited comparison goods retail floorspace in the centre"* (paragraph 5.54). In all it is *"functioning reasonably well"* (paragraph 5.57). The Study goes on to say that: *"the centre may benefit from consolidation of the retail core, and greater land use flexibility in the more peripheral areas"* (paragraph 5.58).
- 3.3 Camden's Development Plan does not identify Primary or Secondary Shopping Frontages or a Primary Shopping Area (or equivalent) within the Kentish Town Centre boundary. The Primary Shopping Area is, as per the National Planning Policy Framework (NPPF) definition, a *"defined area where retail development is concentrated ..."*
- 3.4 The Council's Retail and Town Centres Study identifies a Core Shopping Frontage between Fortress Road and Royal College Street (paragraph 5.51) and this is considered to be equivalent to the Primary Shopping Area. The Site is located approximately 100m north of the edge of this frontage within the 'remaining secondary frontages'. It therefore lies within the peripheral area of Kentish Town Centre identified by the Retail and Town Centres Study. This provides clear evidence that the area comprising the Application Site does not contribute towards its identified retail and service function.

Kentish Town Centre Healthcheck

- 3.5 Despite the Council's Retail and Town Centres Study being relatively recent, we have considered it prudent to provide an updated healthcheck assessment of Kentish Town Centre to support this application with current information. This has been undertaken and our findings are set out below.

- 3.6 This assessment of the vitality and viability, or health, of Kentish Town Centre is based on a site visit undertaken in June 2014 and is informed by the health check indicators identified in Section 14 Paragraph 006 of the published online Planning Practice Guidance (PPG) (April 2014). This refers to the general structure of the Town Centre; accessibility and pedestrian flows; diversity of main Town Centre uses; proportion of vacant street level property; perception of safety and occurrence of crime; and the state of Town Centre environmental quality.

Structure of the Centre

- 3.7 Kentish Town Centre is a defined Town Centre within Camden's retail hierarchy although it acts more like a typical Local Centre, providing a localised shops and services offer for its immediate residential catchment.
- 3.8 The linear Town Centre runs north to south along the A400 (Fortess Road and Kentish Town Road) and down Royal College Street. It extends for approximately 750m. The Site is located at the far northern end of the Centre, with the limits of the Town Centre boundary immediately to the north of the Site. We note that this is within the 'Secondary Shopping Frontage' (as recommended by the Retail and Town Centres Study), although as stated above there is no formal identification of the differentiation between this frontage and the Core Shopping Frontage in the adopted Proposals Map.
- 3.9 The main focus for shops and services in Kentish Town Centre is within the Core Shopping Frontage and in particular the central parts closest to Kentish Town mainline railway and Underground stations. In effect, it is this area that can reasonably be considered to function as a 'key shopping area' (referring to the Regulations and Condition (1)(b)(iv) part bb of SI 2014/564). The Site therefore falls outside of such an area.

Accessibility

- 3.10 The Centre is accessible by a variety of modes of transport. The Centre benefits from the close proximity of Kentish Town mainline railway and Underground Stations located within the heart of the centre. The railway station is on the Midland Main Line and Southeastern networks providing direct connections to Luton, Sevenoaks, Sutton and London St Pancras. The Underground Station is on the Northern Line providing links into and through Central London and north to High Barnet.

- 3.11 The Centre is very well connected in terms of buses, with a number of local and high frequency routes running through the Centre and also into Central London, Camden and Hampstead. This is consistent with the Council's review in the recent Retail and Town Centres Study (paragraph 5.57).
- 3.12 Kentish Town Centre is also well situated for access by car, being set along the A400 with easy access from here onto the A1 and then M1 / M25 motorways. We note that the Centre has limited formal car parking although there are a number of spaces available in side roads off of Kentish Town Road.

Diversity of Uses and Offer

- 3.13 We have undertaken a site visit in June 2014 and provide a breakdown of uses in the Centre against national averages. This is shown in Table 1 below. A full list of Town Centre occupiers is set out at **Appendix 3**.

Sector	Units		
	No. of Units	%	National Average (%)
Convenience (Class A1)	22	10.04	8.81
Comparison (Class A1)	67	30.59	40.91
Service (Class A2 – A5)	85*	38.81	36.52
Vacant	15	6.84	12.60
Miscellaneous	30**	13.70	1.16
Totals	219	100	100

Source: BW Site Visit (June 2014). Experian (April 2014). Figures may not cast due to rounding.

* 27 are Class A2 uses

** A number of these are residential / office uses, reflecting the more suburban nature of the centre.

- 3.14 Kentish Town Centre's convenience goods offer is above the national average and includes a Sainsbury's Local, Tesco Express, Co-operative convenience store and Costcutter. These are all located on Kentish Town Road, with the Sainsbury's Local (no.329), Co-op (no. 250), Iceland (no. 304) and Costcutter (no.316) all in the very centre of the Town Centre, nearest to the stations. The Tesco Express (no.199) is further from the stations, although still within the 'core' as defined in the Retail and Town Centres Study. All of these stores act primarily as top up shopping destinations with no main food destination shops in the centre. There are also a number of

independent grocery stores or specialist food stores in the centre and these are listed in the directory of Town Centre occupiers at **Appendix 3**.

- 3.15 The Centre contains a limited range of comparison goods stores, consistent with its effective Local Centre status and relation to higher order centres in Camden and Hampstead as well as Central London. The Council's Retail and Town Centres Study considers the lack of comparison goods retailers to be symptomatic of the limited availability of units and unit size and the subsequent difficulty in attracting retailers (paragraph 5.55)
- 3.16 The service offer of Kentish Town is strong and provides a key attraction to the centre for its local population. This offer primarily relates to food and drink uses (Use Classes A3 – A5), although there are a number of Class A2 uses also, including a number of Estate Agents. The service offer is considered to be adequate for a Centre of this size and role and is considered to provide well in terms of 'essential' services. These include a Post Office (Wolsey Mews, off Kentish Town Road), dentists (6 Highgate Road, 160 Kentish Town Road and 122 Rochester Road), pharmacies and chemists (126, 196, 218 and 321 Kentish Town Road), a Job Centre (174 Kentish Town Road), Opticians (210, 271 and 308 Kentish Town Road), a Citizens Advice Bureau (242 Kentish Town Road), a Library (268 Kentish Town Road), Community Centres (2 Falkland Road and 222 Prince of Wales Road), a number of banks and also dry cleaners and launderettes. We note that the majority of these essential services are located within the 'core' frontage.

Proportion of Vacant Units

- 3.17 There are a limited number of vacancies in the Town Centre. These are highest in peripheral parts of the Town Centre, where footfall is least and the quality of accommodation is worst and in need of most investment. This has led to the Retail and Town Centres Study's recommendations of the Centre's core area. We note that, at the time of our survey of the centre in June 2014, the number of vacant units is significantly below the national average, at approximately 7%. The Council's Retail and Town Centres Study considers the vacancy level to not raise any 'significant concern' (paragraph 5.56).

Perception of Safety

- 3.18 At our site visit we noted that Kentish Town Centre had a generally safe feel and there was no evidence of serious crime problems. Throughout the Centre, the presence of residential accommodation in close proximity and in most cases on upper levels of

buildings adds to the level and perception of safety. In more peripheral areas, there is, as expected, a higher perception of potential crime and vandalism, although this is largely due to the lack of investment in properties, particularly those that are commercial and vacant.

Town Centre Environment

- 3.19 The Town Centre provides a varied environment, largely the result of the nature of it, being a spread out, linear centre. There are attractive features predominantly in the central parts of the Town Centre, particularly around the stations. The overall feel of the environment in this part of Kentish Town is one of a busy and popular Town Centre.
- 3.20 There are less attractive parts that detract from the Centre and these would benefit from investment. The northern and southern ends of the Town Centre, in particular, provide limited environmental value and require investment to improve the area and increase investor confidence and interest in these parts.
- 3.21 We note that parts of the Town Centre are located within or adjacent to Conservation Areas and there are a variety of historic and more modern buildings of merit.

Summary

- 3.22 Overall, Kentish Town Centre is considered to be a healthy Town Centre, according to its more localised role and function and can be considered to broadly be vital and viable in line with the relevant NPPF and NPPG indicators. It has an above average wide range of convenience retailers and essential services although there could be more 'higher order' comparison goods retailers. There are good levels of footfall throughout the Centre, in particular in the core area closest to the rail and underground stations.
- 3.23 This core is the focus of most activity and provides the highest concentration of key retailers and essential services. The peripheral parts have the highest concentrations of vacancies, although still well below the national average. These areas are less retail / service focussed and provides a transition area towards residential uses. The Centre would benefit from investment in a number of parts (mainly individual units) to improve what is a reasonable shopping environment within the locality.

The Contribution of the Application Site

- 3.24 The Site is located at the far northern end of Kentish Town Centre. By virtue of the linear-nature of Kentish Town Centre and the distance from the Site to the central parts of the Town Centre, the potential contribution of the Site to the general role and function of the Centre is very limited.
- 3.25 The function, as established above, is principally as a retail and services Centre with the predomination of units and key attractions being focussed on central parts of the Town Centre, the area closest to the rail and Underground stations. This is within the identified Core Shopping Frontage, the area that most closely resembles what can be defined as the 'key shopping area'. Although other parts of the Town Centre do contribute to the Centre's function, this contribution can realistically be considered to diminish as you move away from this core area. The Site, at the far northern end of the Town Centre, can therefore be considered to perform a very marginal role in the overall function of Kentish Town Centre.
- 3.26 Moreover, the Site is vacant (and has been for at least the last 14 years) and is in the need of substantial investment in terms of its internal and external condition. It therefore provides no active retail or service contribution to this part of the Centre and it is reasonable to conclude that its contribution to the Town Centre as a whole is currently nil and has negligible potential without future investment.
- 3.27 Although the unit is reasonable in terms of its size, it is not one of the larger units in the Centre and therefore it is of limited merit or value to the Town Centre that should accordingly be afforded any protection for the wellbeing of the Centre's continued or future health.

4.0 UNIT HISTORY & ATTRACTION

Background

- 4.1 The Applicant acquired the site in March 2014. At the time of purchase, the ground floor retail unit was vacant having last been in active retail use as a refrigeration and electrical appliance retailer, trading as Martins Refrigeration.
- 4.2 Although unclear when the unit was vacated, we understand that this will have been prior to 2000 when the site was previously purchased. We note that the contact details for Martins Refrigeration on the shopfront refer to a local dialling code abolished in 1990. It is therefore reasonable to assume that the unit has remained vacant for between 14 and 24 years.

Prospects for Re-use of the Site

- 4.3 The long period of vacancy firmly suggests that historically the unit has been difficult to let as a retail / service unit with no realistic interest in the site for this use during this period of the last 10+ years.
- 4.4 We note that the Planning Permission seeking a change of use to a language school in 2000 was never implemented suggesting that uses other than Class A1 retail have been considered and dismissed, presumably due to viability concerns.
- 4.5 Against this backdrop, there is considered to be a very limited prospect for the unit to be attractive to a potential retailer / service provider or for an investor looking to keep the building in this use.

5.0 SUMMARY AND CONCLUSIONS

5.1 This Impact Assessment has been prepared by Barton Willmore LLP on behalf of Empyrean Developments to support a Prior Approval application to demonstrate the acceptability of a proposed change of use from Class A1 retail to Class C3 residential at the ground floor of 19 Fortess Road, Kentish Town.

5.2 The proposed change of use is considered to be Permitted Development under Class IA of The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provision) (England) Order 2014 (as set out in Statutory Instrument 2014 number 564). The Regulations require an applicant to demonstrate the impact of the change of use against the tests set out in Condition (1)(b)(iv) of the Order; whether the impact of the change of use is undesirable in terms of:

- There being adequate provision of services (Class A1 or Class A2) - but only where there is reasonable prospect of the building being used to provide such services; or
- The sustainability of a key shopping area - where the building is located within this key shopping area.

Provision of Services (Class A1 or A2)

5.3 The Explanatory Memorandum relating to Statutory Instrument 2014/564 states that this Class (IA) of Permitted Development is principally intended to protect against an impact on the provision of *"important local services, such as post offices"*. The Site is currently vacant and therefore offers no service, important or otherwise at this time. Although the Explanatory Memorandum refers to a post office as an example, we acknowledge that the Statutory Instrument refers to a wider test and the adequate provision of services including all potential Class A1 or Class A2 uses. Once more, the unit is vacant and provides no benefit at present.

5.4 The 'test' at Condition (1)(b)(iv)(aa) is predicated on there being *"a reasonable prospect of the building being used to provide such services"*. As has been demonstrated, there is a very limited prospect for the Site to be brought back into active retail (Class A1 or Class A2) use. On this basis and although we have considered this test, we note that it is not strictly relevant due to there being no reasonable prospect of securing this use on the Site.

5.5 Section 3 of this Impact Assessment concludes that Kentish Town Centre is a healthy retail Centre performing an important local retail and services role. There is no indication that there is currently an under-provision of such services (those within Use Classes A1 and A2), in fact we have identified above average provision. There is also no reasonable prospect of the Site being able to support this provision. As such, the proposed change of use of the Site is considered to be acceptable and consistent with the Government's intentions with this Legislation that seeks to bring "*underused shop units back into use*" (Explanatory Memorandum paragraph 7.2). We also note that this is consistent with the Draft London Plan Further Alterations (January 2014) which seeks to proactively manage 'surplus retail floorspace' and provide diversification of Town Centres to include higher density residential uses (Policy 2.15).

Sustainability of the Town Centre

5.6 Section 3 of this Impact Assessment provides a health check of Kentish Town Centre, concluding that it is a vital and viable Centre which performs an important local retail and services role and function. The test requires the demonstration that there will be no undesirable impact on the sustainability of a 'key shopping area'. As stated previously, it can realistically be assumed that the Site falls outside of the key shopping area of Kentish Town Centre being located at the far northern end of the Centre. Nevertheless, for completeness and without prejudice we consider whether the loss of the unit will harmfully affect the sustainability of the Town Centre.

5.7 Considering the function of the Centre and whether this will be compromised, we highlight that the Site is currently vacant and therefore there is effectively no impact in terms of the loss of the unit from the 'stock' of commercial (Class A1 or Class A2) floorspace. There is no evidence to suggest that the Site plays any other role at present (or in the recent past) in the function of the Town Centre and therefore the impact on its sustainability is nil. As set out in the Statutory Instrument Explanatory Memorandum, the test seeks to only protect "*valued and successful retail provision*". The site is not considered to provide a service which falls within such a definition.

5.8 The potential for there to be any negative impact is also limited by virtue of both the peripheral location of the Site relative to the central parts of the Town Centre (the assumed 'key shopping area') and the poor condition (both internal and external) of the unit. Without investment, which is not considered to be a viable option, the reoccupation of the unit cannot realistically be considered likely and therefore any theoretical harm to the Centre's future function and sustainability cannot be substantiated.

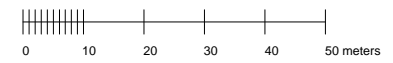
Conclusion

- 5.9 Against this background, the proposed Change of Use of the Site from Class A1 retail to Class C3 residential will have no negative effects on the sustainability of Kentish Town Centre nor will it negatively impact the provision of Class A1 or Class A2 services. As such, it satisfies Condition (1)(b)(iv) parts (aa) and (bb) of the Order and can be considered to warrant Prior Approval as Permitted Development.

Appendix 1
SITE PLAN

General Notes

- Do not scale from drawings, use written dimensions only.
- All dimensions and levels shown must be confirmed by contractors on site before materials are purchased or works begin. Notify designer immediately of any discrepancies found.
- Drawing to be read in conjunction with relevant drawings and Schedules.



Site Location Plan
Scale 1:1250 @A3

19 Fortess Road, NW5 London

Site Location Plan

FOR INFORMATION

Drawing Nr. GA 200.01
Scale. 1:1250 @ A3
Date. June 2014

Pernille Bisgaard

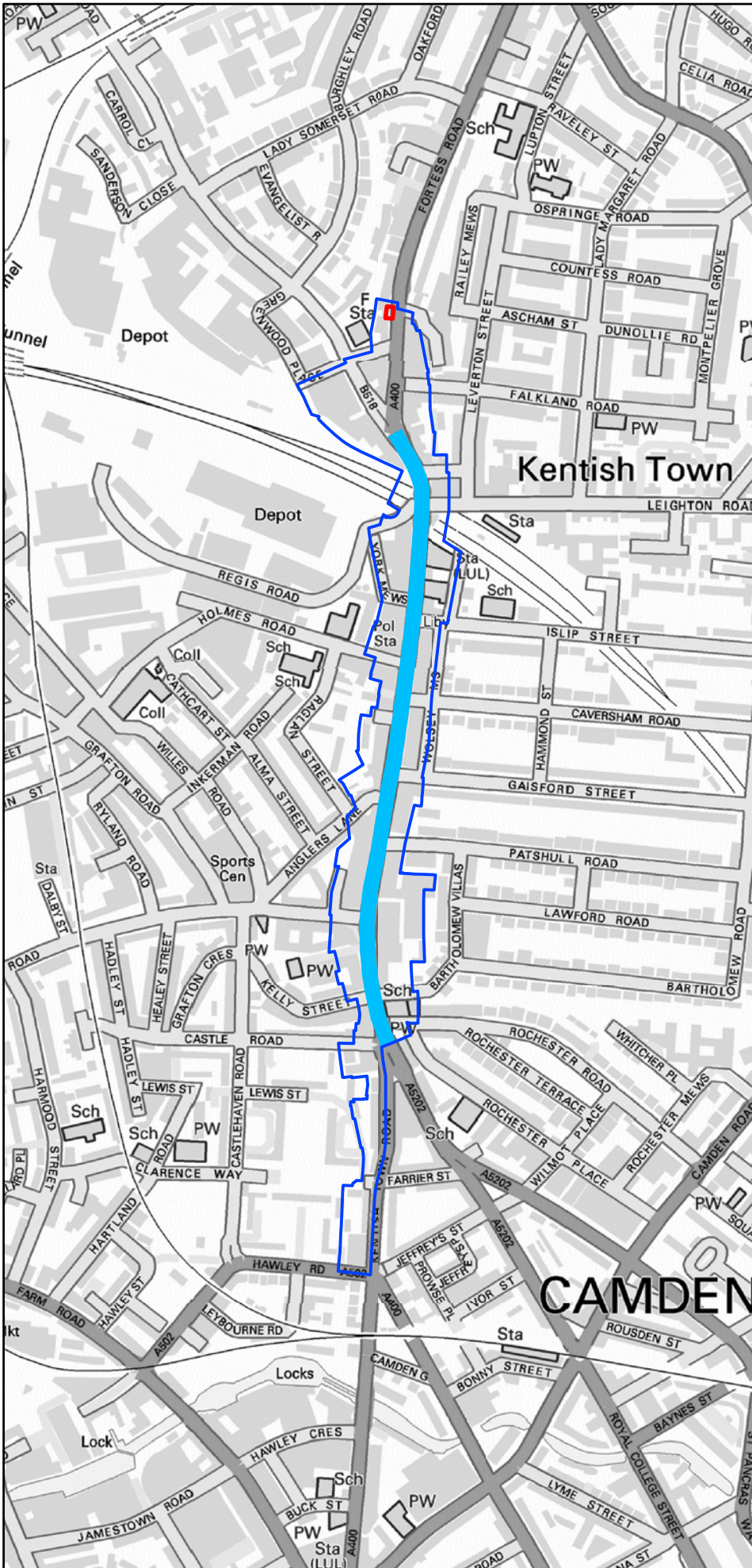
© Pernille Bisgaard Architects
47 Ability Plaza
London, E8 4DT
Tel +44 (0) 79 5289 0258
Mail: pernillebisgaard@mac.com

Appendix 2
PLAN OF KENTISH TOWN



LEGEND

- Site Boundary
- Town Centre Boundary
- Core Shopping Frontage



Project
**19 Fortess Road,
 Kentish Town**
 Drawing Title
Context Plan

Date 10.06.2014	Scale 1:5,000 @A3	Drawn by ML	Check by PT
Project No 23708	Drawing No R001	Revision -	



Planning • Master Planning & Urban Design
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Appendix 3
DIRECTORY OF TOWN CENTRE OCCUPIERS

No.	Street	Name	Description
2C	Falkland Road	Camden Cypriot Woman's Assoc	Community Centre
1	Fortess Road	Coin Laundry	Launderette
1A	Fortess Road	Café Bel	Cafe
2	Fortess Road	London Residential	Estate Agent
3	Fortess Road	Sun Hin	Takeaway
4	Fortess Road	Mailbox DHL	
5	Fortess Road	Vacant	
6	Fortess Road	Ace Sports	Sporting Goods
7	Fortess Road	Vacant	
8	Fortess Road	Kami	Restaurant
9	Fortess Road	Vacant	Residential
10	Fortess Road	Bike House	Bicycles
12	Fortess Road	The Queen of Sheeba	Restaurant
-	Fortess Road	CW	Tool Hire
14	Fortess Road	NW5 Theatre School	School
16	Fortess Road	Housepresso	Estate Agent
17	Fortess Road	Chris Ruocco Tailors	Tailor
18	Fortess Road	Baan Thai	Restaurant
19	Fortess Road	Vacant	
20	Fortess Road	Perk Clean	Dry Cleaner
22	Fortess Road	Zaara	Newsagent
24	Fortess Road	E-cigarettes	Atomise
26	Fortess Road	Yuzu	Restaurant
28 - 34	Fortess Road	Vacant	Residential (Piano Works)
1	Highgate Road	Vacant	Residential
10	Highgate Road	Joe's Chicken	Restaurant
1	Highgate Road	(No name)	Car Workshop
6	Highgate Road	Dental Surgery	Dental Clinic
4	Highgate Road	Concorde	Minicabs
4	Highgate Road	Vacant	
5	Holmes Road	Troy Café	Cafe
1	Holmes Road	Vacant	Office
6	Kelly Street	Mario's Café	Restaurant
6	Kelly Street	Elton and Co	Solicitors
65	Kentish Town Road	Quinn's	Public House
67	Kentish Town Road	Pats News	Newsagent
71	Kentish Town Road	Eddy's Barbershop	Hairdresser
73	Kentish Town Road	Vacant	

75	Kentish Town Road	Chamberlines	Bicycles
79	Kentish Town Road	Vacant	Residential
81	Kentish Town Road	Vacant	
83	Kentish Town Road	Guanabana Café	Cafe
87	Kentish Town Road	NK Foods	Groceries
89	Kentish Town Road	Liliana's Salon	Hairdresser
91	Kentish Town Road	Dappers and Divas	Beauty salon
93	Kentish Town Road	Bintang	Restaurant
95	Kentish Town Road	Vacant	Office
97	Kentish Town Road	Diamond Barber	Hairdresser
99	Kentish Town Road	Police Office	Office
99	Kentish Town Road	New York Pizza Takeaway	Takeaway
101	Kentish Town Road	Z Café	Sandwich Bar
103	Kentish Town Road	A.A Locksmiths	Key Cutting
105	Kentish Town Road	Andy's Driving School	Office
107	Kentish Town Road	Jay Productions Ltd.	Office
109	Kentish Town Road	Vacant	
111	Kentish Town Road	Coin Laundry	Launderette
113	Kentish Town Road	Camden Carpets	Carpet Shop
115	Kentish Town Road	Arancini Café	Cafe
117	Kentish Town Road	Yasmin Café	Cafe
119	Kentish Town Road	The Candy Box	Newsagent
121	Kentish Town Road	Squadron HQ	Clothing - Military
123	Kentish Town Road	Mirshati Finance	Fiinance
124	Kentish Town Road	The Abbey Tavern	Public House
125	Kentish Town Road	Payless Food and Wine	Off-licence
126	Kentish Town Road	Day Lewis Pharmacy	Pharmacy
127	Kentish Town Road	Redwood House	Office
128	Kentish Town Road	Best Kentish Kebab	Takeaway
129	Kentish Town Road	Anima	Restaurant
130	Kentish Town Road	Bellissimo Flowers	Florist
131	Kentish Town Road	Cutting Bar	Hairdresser
132	Kentish Town Road	Vacant	
133	Kentish Town Road	Pang's Garden Fish Bar	Takeaway
134	Kentish Town Road	London Nails	Beauty Salon - Nails
135	Kentish Town Road	Kent Café	Cafe
136	Kentish Town Road	Vacant	
140	Kentish Town Road	Town Café	Restaurant
141	Kentish Town Road	Cash Converters	Pawnbroker

142	Kentish Town Road	Smartlink	Dry Cleaner
144	Kentish Town Road	Franchi	Hardware
148	Kentish Town Road	Parkheaths	Estate Agent
149	Kentish Town Road	Leverton and Sons	Funeral Directors
150	Kentish Town Road	A & H Chinese Medicine	Chinese Medicine
151	Kentish Town Road	Greenway Cars and Internet Café	Internet Café
152	Kentish Town Road	Carpetright	Furniture
153	Kentish Town Road	Key Cutting	Key Cutting & Shoe Repairs
155	Kentish Town Road	Lljar Barber	Hairdresser
156	Kentish Town Road	William Hill	Bookmaker
157	Kentish Town Road	Vacant	
159	Kentish Town Road	Stanley James	Jewellers
159	Kentish Town Road	Los Pollos	Restaurant
160	Kentish Town Road	is Dental Care	Dental Clinic
160	Kentish Town Road	Oxfam	Charity
161	Kentish Town Road	Rochester Place	Estate Agent
162	Kentish Town Road	Oskar Pink	Hairdresser
163	Kentish Town Road	Hair Razors	Hairdresser
163	Kentish Town Road	Gendershe Internet Café	Internet Café
164	Kentish Town Road	Pound Discount Store	Pound Shop
165	Kentish Town Road	Pedros Café	Restaurant
166	Kentish Town Road	Oxfam	Charity Shop
167	Kentish Town Road	Buy Wise	Groceries
168	Kentish Town Road	Keatons	Estate Agent
171	Kentish Town Road	Pizza & Chicken Zone	Takeaway
173	Kentish Town Road	Healthy Heart centre	Health Centre
174	Kentish Town Road	Jobcentre Plus	Job Centre
175	Kentish Town Road	Guzels International Food Centre	Groceries
177	Kentish Town Road	Doppio	Cafe
180	Kentish Town Road	Annie's Bar	Public House
182	Kentish Town Road	Le Moulin	Patisserie
184	Kentish Town Road	Cooperative Funeral	Funeral Directors
186	Kentish Town Road	Phoenicia	Groceries
189	Kentish Town Road	Olivers	Estate Agent
191	Kentish Town Road	Kall Kwik	Copy & Print
193	Kentish Town Road	The Wine Cellar	Cafe
194	Kentish Town Road	Te Amo	Restaurant
196	Kentish Town Road	Boots	Chemist
198	Kentish Town Road	The Money Shop	Financial Services

199	Kentish Town Road	Tesco Express	Supermarket
200	Kentish Town Road	Earth	Groceries
204	Kentish Town Road	The Tanning Temple	Hairdresser
205	Kentish Town Road	eCosway	Cosmetics
206	Kentish Town Road	Co-operative Bank	Bank
207	Kentish Town Road	Owl Bookshop	Bookshop
210	Kentish Town Road	Better Specs	Optician
211	Kentish Town Road	Ladbrokes	Bookmaker
213	Kentish Town Road	Chicken Cottage	Takeaway
213	Kentish Town Road	Blustons	Clothing
217	Kentish Town Road	Co-op	Supermarket
218	Kentish Town Road	Superdrug	Chemist
222	Kentish Town Road	Subway	Sandwich Bar
224	Kentish Town Road	Pound Stretcher	Pound Shop
225	Kentish Town Road	Vacant	
227	Kentish Town Road	Nandos	Restaurant
230	Kentish Town Road	Barclays	Bank
231	Kentish Town Road	Morgan's Stationery	Stationery
233	Kentish Town Road	Santander	Bank
235	Kentish Town Road	Meadows	Restaurant
236	Kentish Town Road	Abba Electronics	Electronics
237	Kentish Town Road	Flaxon	Hairdresser
237	Kentish Town Road	Rio's	Adult / Sauna
238	Kentish Town Road	Kentish Base Salon	Hairdresser
240	Kentish Town Road	Odd Bins	Wine Shop
242	Kentish Town Road	Citizens Advice Bureau	Training and Advice Centre
243	Kentish Town Road	Hummy Yummy	Restaurant
245	Kentish Town Road	Scratchline Tatto	Tattoos
247	Kentish Town Road	AGE UK	Charity Shop
248	Kentish Town Road	HSBC	Bank
249	Kentish Town Road	PDSA	Charity Shop
250	Kentish Town Road	Co-op	Supermarket
251	Kentish Town Road	Greetings	Gift Shop
253	Kentish Town Road	The Bengal Lancer	Restaurant
255	Kentish Town Road	Vacant	
256	Kentish Town Road	The Oxford	Public House
257	Kentish Town Road	Now Taste	Smothie Bar
258	Kentish Town Road	Harry's	Fishmonger
259	Kentish Town Road	Walter Jennings and Sons	Solicitors

260	Kentish Town Road	Jaynes	Florist
265	Kentish Town Road	Salter Rex	Estate Agent
268	Kentish Town Road	Kentish Town Library	Library
270	Kentish Town Road	Sun and City Training	Hairdresser
271	Kentish Town Road	Scrivens Opticians	Optician
272	Kentish Town Road	G and B Newsagent	Newsagent
274	Kentish Town Road	Chesterton	Estate Agent
275	Kentish Town Road	Lloyds TSB	Bank
279	Kentish Town Road	The Mobile Phone WareHouse	Mobile Phones
281	Kentish Town Road	Albemarle Bond	Pawnbroker
283	Kentish Town Road	Sweet inspiration	Newsagent
283	Kentish Town Road	Sweet inspiration	Newsagent
285	Kentish Town Road	Vacant	
285	Kentish Town Road	Café Mike	Cafe
289	Kentish Town Road	O'Reilly's	Public House
292	Kentish Town Road	The Assembly House	Public House
293	Kentish Town Road	McDonalds	Restaurant
296	Kentish Town Road	Mamma Mia	Sandwich Bar
297	Kentish Town Road	Cashino	Arcade
298	Kentish Town Road	Kentish NW5 Canteen	Restaurant
299	Kentish Town Road	Snappy Snaps	Photo Printing
301	Kentish Town Road	Iceland	Supermarket
304	Kentish Town Road	Martyn Gerrard	Estate Agent
306	Kentish Town Road	Winkworth	Estate Agent
308	Kentish Town Road	Opticians	Optician
309	Kentish Town Road	Costa	Cafe
310	Kentish Town Road	Zappeo Dry Cleaner	Dry Cleaner
311	Kentish Town Road	Greggs	Bakery
312	Kentish Town Road	Advanced Lettings and Sale	Estate Agent
313	Kentish Town Road	B and S DIY Home Care	Hardware - Electrical
314	Kentish Town Road	Tips and Toes	Beauty Salon - Nails
315	Kentish Town Road	Flapjacks	Restaurant
316	Kentish Town Road	Costcutter	Supermarket
317	Kentish Town Road	Vacant	
319	Kentish Town Road	Betfred	Bookmaker
320	Kentish Town Road	Delicious	Cafe
321	Kentish Town Road	Day Lewis Pharmacy	Pharmacy
322	Kentish Town Road	Miss Bun	Restaurant
323	Kentish Town Road	Pane Vino	Restaurant

324	Kentish Town Road	George Barber Room	Hairdresser
325	Kentish Town Road	Vacant	
327	Kentish Town Road	Tolli	Cafe
329	Kentish Town Road	Sainsbury's Local	Supermarket
335	Kentish Town Road	Everbest	Groceries
337	Kentish Town Road	Sam's Chicken	Restaurant
339	Kentish Town Road	The London Bead Co	Jewellers
341	Kentish Town Road	Pret a Manger	Sandwich Bar
343	Kentish Town Road	Gulshaan	Restaurant
345	Kentish Town Road	William Hill	Bookmaker
347	Kentish Town Road	Express Dry Cleaner	Dry Cleaner
369	Kentish Town Road	(no name)	Car Wash
379	Kentish Town Road	Express	Groceries
381	Kentish Town Road	Kentish Delight	Takeaway
383	Kentish Town Road	Mems Café	Cafe
385	Kentish Town Road	Danny's Fish and Chips	Takeaway
387	Kentish Town Road	Hair Today	Hairdresser
389	Kentish Town Road	The Bull and Gate	Public House
222	Prince of Wales Road	Camden Community Law Centre	Community Centre
46	Rochester Road	St. Andrews Church	Church
120	Rochester Road	City Central	Office
122	Rochester Road	ADP	Dental Clinic
	Wolsey Mews	Post Office	Post Office
1	Wolsey Mews	Tony's Heel Bar	Key Cutting & Shoe Repairs
19	Wolsey Mews	Café Renoir	Restaurant