

**94 CAMDEN HIGH STREET, NW1**  
Statement on Core Shopping Frontages between  
no.48-98 Camden High Street.

**1.0 INTRODUCTION**

- 1.1 94 Camden High Street is located within Core Shopping Frontage South as shown on Map 1 Camden Town Frontages of Camden Guidance 5.. This restricts retail use in the street frontage from falling below 75% as defined in item 3.7 of Camden Guidance 5.
- 1.2 Item 3.10 of Camden Guidance 5 further restricts the maximum number of A3, A4 and A5 users in the street frontage to 20%.

**2.0 REVIEW OF USES IN FRONTAGE OF 48-98 CAMDEN HIGH STREET**

- 2.1 Appendix 3 of Camden Planning Guidance 5 provides guidance on how the percentage of uses for frontages should be calculated.
- 2.2 Item 8.5 states that the frontage will start and end at roadways that interrupt the run of premises.
- 2.3 With reference to Appendix 3 therefore the frontage commences at 98-96 Camden High Street where it is interrupted by Pratt Street and ends at 50-48 Camden High Street where it is interrupted by Plender Street.

**LIST OF EXISTING TRADERS AND CLASS USES IN FRONTAGE**

No.	Name	Class Use
98-96	Halifax Building Society	A2
94	Camden Bakery+Grill	A1
92	Tusk Hairdresser	A1
90	My Bond Pawnbroker	A1
88	Mellisa Patessiere	A1
86	Subway	A1
84	Camden Key Cutting and Shoes	A1
82	GHF Gifts	A1
80	Top Cuts Hairdresser	A1
78	Savers	A1
76-72	Argos	A1
70-64	Lidl	A1
62	William Hill	A2
60	Prontaprint	A1
58	Camden Metro newsagent	A1
56-52	Pondland	A1
50-48	Belushi Bar	<u>A4</u>
	Total	17

- 2.4 Referring to the list of existing uses in item 2.3:  
There are 17 no. uses of which 14no. are A1 retail, 2no. are A2 a Building Society and a Betting Shop, and 1 no. A4 Drinking establishment.  
This results in the following existing percentage of uses:  
A1 Retail 82.4%  
A3, A4+A5 Food and drink 5.8%
- 2.5 Referring to the list of existing uses in item 2.3 and applying a change of use to A3 for no.94 Camden High Street:  
There are 17no. uses of which 13no. are A1 retail, 2no. are A2 a Building Society and a Betting Shop, 1no. A3 Restaurant and 1no. A4 Drinking establishment.  
This results in the following new percentage of uses brought about by the proposed change of use:  
A1 Retail 76.4%  
A3, A4+A5 Food and Drink 17.6%

### **3.0 CONCLUSION**

- 3.1 The proposed change of use from A1 to A3 for 94 Camden High Street would result in a reduced percentage to 76.4% for A1 retail uses in the frontage.  
This percentage is within the minimum of 75% that is required by Camden Council for Core South Frontages.
- 3.2 The proposed change of use from A1 to A3 for 94 Camden High Street would result in an increased percentage to 17.6% for A3, A4+A5 Food and Drink uses in the frontage.  
This percentage is within the maximum 20% that is required by Camden Council for Core South Frontages.
- 3.3 The proposed change of use from A1 to A3 for Camden High Street would therefore not be harmful to the retail frontage.
- 3.4 There are no residential units to the upper floors of Camden High Street.  
The first, second and third floors are occupied by The City Church and the Camden Food Bank.  
The proposed change of use from A1 to A3 of these premises would not be harmful to the occupiers of the upper floors of the property.
- 3.5 There are no other A3 restaurants in the frontage of 48-98 Camden High Street and therefore this proposed change of use would not cause an excess of A3 uses.

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