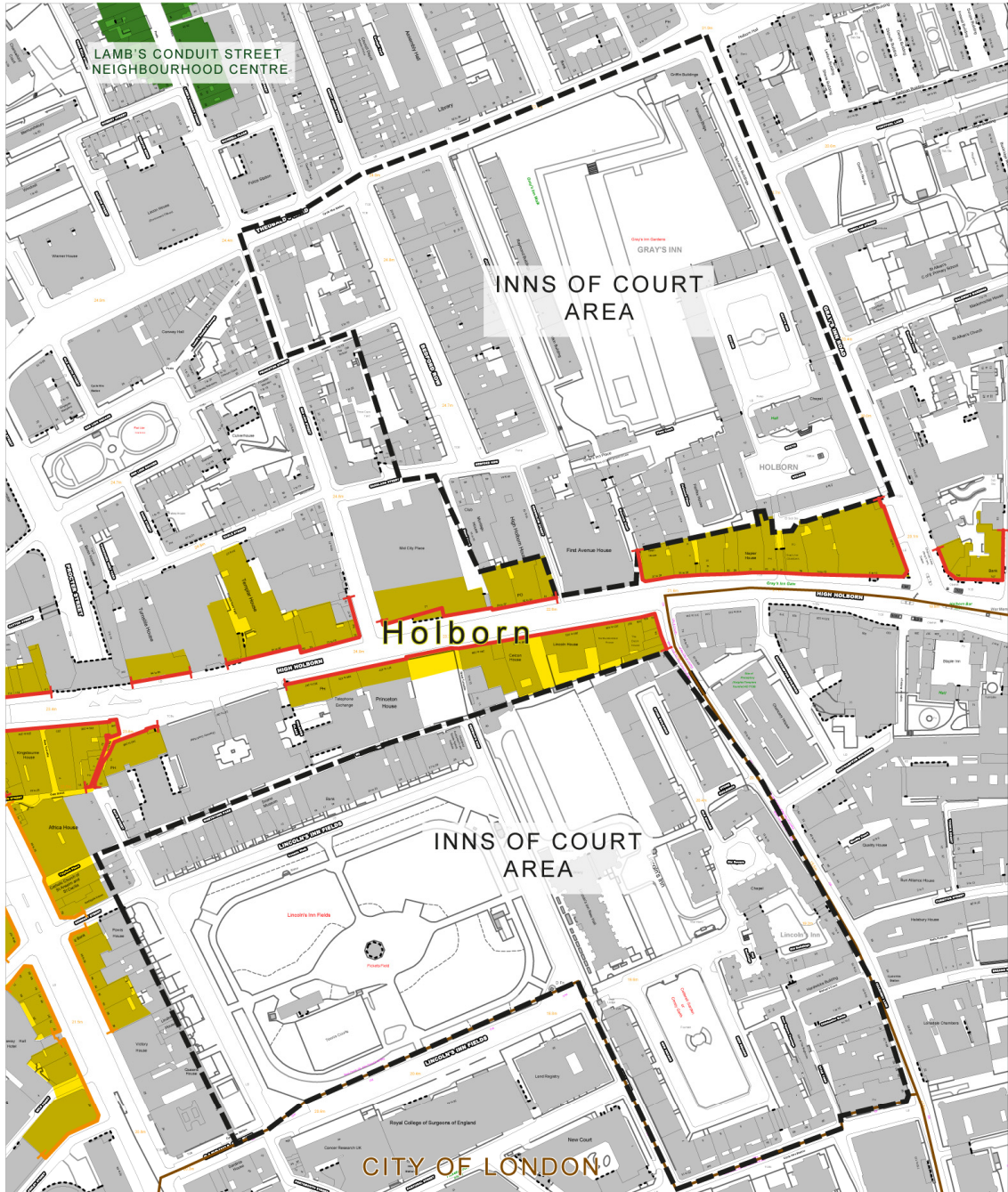

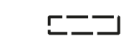





Inns of Court

4.77 The Inns of Court Areas are located in Holborn on the southern edge of the borough and consists of two separate but nearby areas centred on the historic legal Inns of Court, Gray’s Inn and Lincoln’s Inn.

Map 16. Inns of Court Central London Area



-  WESTMINSTER Borough boundaries
-  Central Activity Zone
-  Holborn Central London Frontage: Area, primary frontage, secondary frontage
-  FITZROVIA Central London Local Area: Area, Primary frontage, secondary frontage
-  Goodle Street Neighbourhood Centre

Inns of Court Central London Area



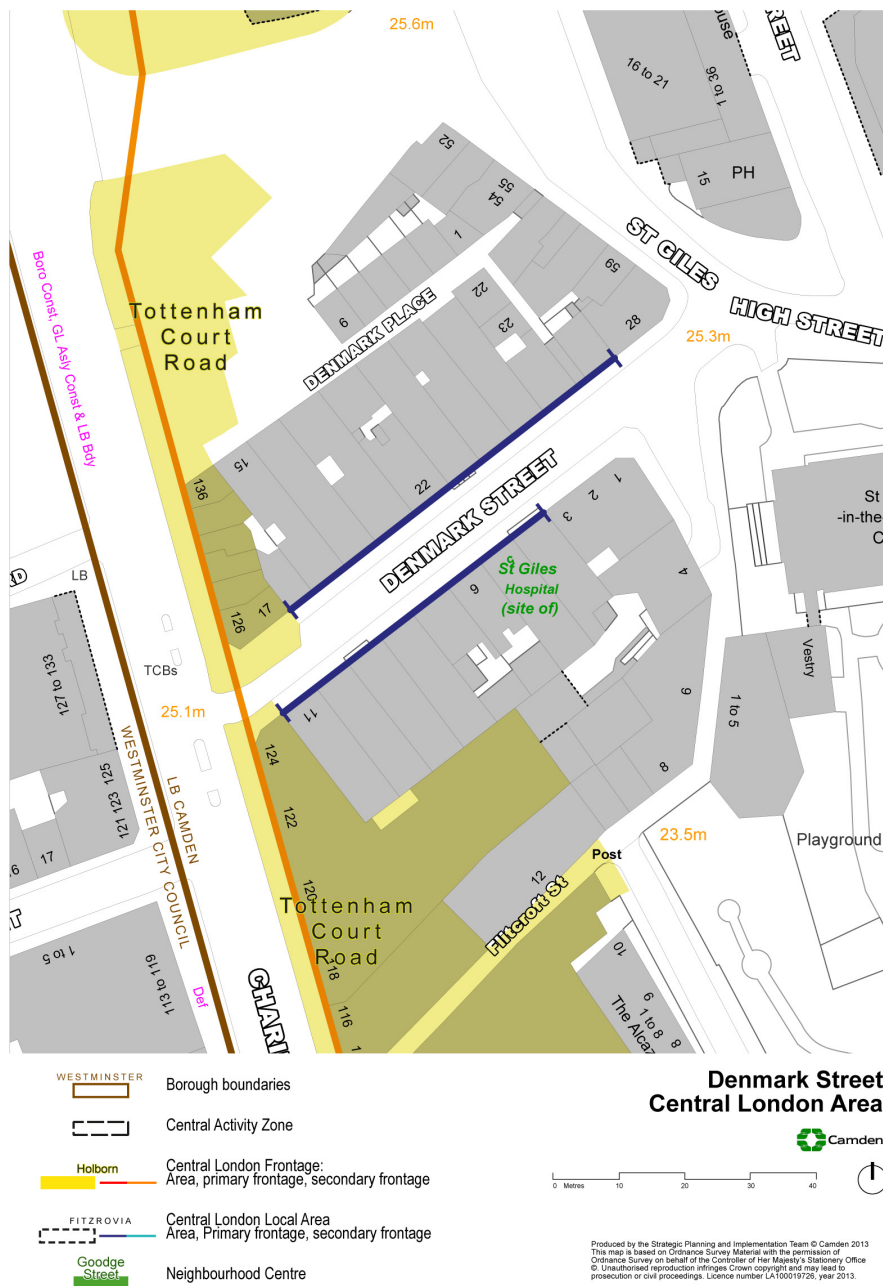
Produced by the Strategic Planning and Implementation Team © Camden 2013
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- 4.78 The area has a very long established legal character and contains barristers' chambers, solicitors' offices, courts, government legal offices and law schools. Legal uses also occupy office buildings and former residential properties in some of the adjoining streets and the Council also seeks to retain legal uses in these locations.
- 4.79 The Inns of Court require flexibility in order to provide the size and type of floorspace required in order to remain competitive and attractive to tenants in the legal profession. It is therefore sometimes necessary to swap uses around within the buildings, particularly business and residential uses. In order to provide this flexibility, the Council will grant planning permission for a change of use, provided there is no net loss of residential floorspace or significant reduction in office floorspace in line with policies DP2 and DP13 in Camden Development Policies. Given that most of these historic buildings are either Grade I, II* or II listed buildings and lie within the Bloomsbury Conservation Area, any changes of use and their associated alterations to fabric and character will have to be very carefully considered.

Denmark Street

4.80 Denmark Street’s famous “Tin Pan Alley” is an important centre for the UK’s music industry. The specialist retailers located on the ground floor (and sometimes other floors) tend to focus on sale and repair of musical instruments. Other music industry activities, including recording studios, artist management offices, music publishing houses and agents, are located on upper floors.

Map 17. Denmark Street Central London Area



- 4.81 Music industry activities make a fundamental contribution to the special character of Denmark Street and support associated retail provision. Since the character of Denmark Street would be harmed by any reduction in the stock of premises suitable for music industry purposes the Council will not grant planning permission for development involving the loss of A1 retail uses, either at ground floor or other levels, or of B1 office and light industrial uses in upper floors in the designated Frontages.

Neighbourhood centres in Central London

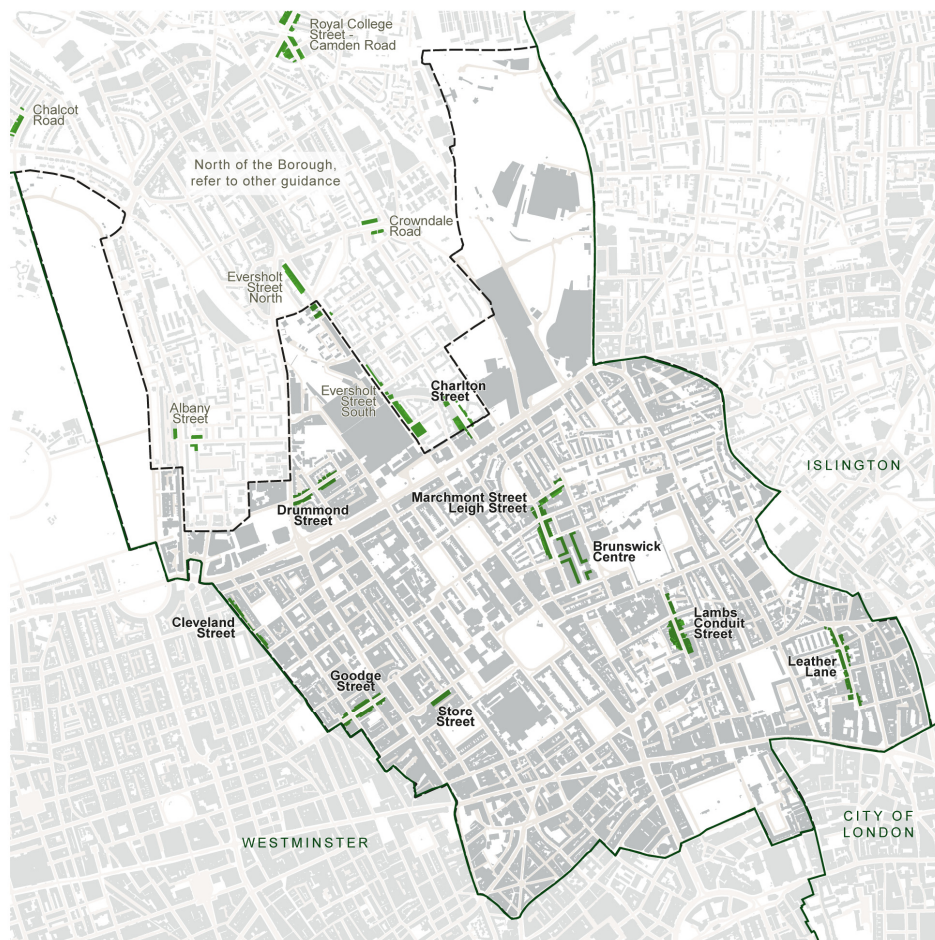
4.82 Camden's Neighbourhood Centres provide for the day-to-day needs of people living, working or staying nearby. They generally consist of groupings of between five and fifty premises which focus on convenience shopping. Other uses that can make a positive contribution to the character, function, vitality and viability of these centres include:

- financial and professional services;
- food and drink uses;
- laundrettes;
- doctors;
- dentists; and
- veterinary surgeries.

4.83 The Neighbourhood Centres in the Central London Area, as shown on Map 18 below, are:

- Brunswick Centre
- Chalton Street
- Cleveland Street
- Drummond Street
- Eversholt Street (North and South)
- Goodge Street
- Lamb's Conduit Street
- Leather Lane
- Marchmont Street / Leigh Street / Tavistock Place
- Store Street.

Map 18. Neighbourhood Centres in Central London



- 4.84 To maintain an acceptable level of convenience shopping, and to ensure that centres have an overall mix of uses, we will resist schemes that result in:
- less than 50% of ground floor premises being in A1 retail use; or
 - more than 25% of premises being in food, drink and entertainment uses; and
 - more than 2 consecutive food, drink and entertainment uses.
- 4.85 When we apply the guidelines above, we will take into account any history of vacancy in the centre and the viability of retail use at that location.
- 4.86 Large-scale retail development (over 1,000m²) and late night licensed entertainment will generally be inappropriate in Neighbourhood Centres due to the impact of deliveries, noise and customers on residential amenity. Neighbourhood Centres will be considered suitable locations for food and drink uses of a small scale (generally less than 100m²) that serve a local catchment, provided they do not harm the surrounding area.

- 4.87 For a list of the properties included in Camden's neighbourhood centres, please refer to Appendix 1 - Properties located within Camden's Centres. For guidance on neighbourhood Centres mainly located outside of the Central London Area please see paragraphs 3.59 to 3.63 of this guidance.

Guidance for Neighbourhood Centres in Central London

N'bourhood Centre	Character	Approach to retail uses	Approach to food, drink and entertainment (fde) uses
Brunswick Centre	Purpose built centre, strong retail.	Maintain 50% of ground floor premises as A1 retail uses	No more than 25% fde uses. No premises larger than 100sqm. No more than two consecutive fde uses in centres.
Chalton Street	High number of non town centre uses. Little less than one third of premises in retail and higher than average vacancy rates. Breaks in continuity due to change of use to office or residential.	Maintain 50% of ground floor premises as A1 retail uses	No more than 25% fde uses. No premises larger than 100sqm. No more than two consecutive fde uses in centres.
Cleveland Street	Located in Fitzrovia, less than quarter of premises in retail.	No loss of A1 retail uses allowed (as already below 50%).	No additional fde uses (as already above 25%).
Drummond Street	Specialist concentration of ethnic Asian (particularly South Indian) shops and restaurants. Less than a third of the premises in retail.	No loss of A1 retail uses allowed (as already below 50%).	Development of additional fde uses to a higher amount may be acceptable subject to assessment of impacts. Main scope is for conversion of ground floor office premises.
Eversholt Street (North and South)	This centre has close links to the Government's High Speed 2 proposals and the	No loss of A1 retail uses allowed (as already below 50%).	Development of additional fde uses to a higher amount may be acceptable subject to

	Camden Town. Less than half of the premises are in retail use. Overall there is low level of vacant uses.		assessment of impacts.
Goodge Street	Located in Fitzrovia, close to West End and Tottenham Court Road.	Maintain 50% of ground floor premises as A1 retail uses.	No additional fde uses (as already above 25%).
Lamb's Conduit Street	Retail premises over 50% (but also include sandwich shops) with good representation of social and community uses.	Maintain 50% of ground floor premises as A1 retail uses.	No more than 25% fde uses, no larger than 100sqm premises, no more than two consecutive fde uses in a centre.
Leather Lane	This is a large centre with 66 premises and a regular street market.	Maintain 50% of ground floor premises as A1 retail uses.	No additional fde uses (as already above 25%).
Marchmont Street / Leigh Street / Tavistock Place	This is a large centre with 64 premises with some specialist bookshops.	Maintain 50% of ground floor premises as A1 retail uses.	No more than 25% fde uses. No larger than 100sqm premises. No more than two consecutive fde uses in a centre.
Store Street	Very small centre with 14 premises. High proportion of retail premises (two thirds) including specialist bookshops.	Maintain 50% of ground floor premises as A1 retail uses.	No more than 25% fde uses. No larger than 100sqm premises, No more than two consecutive fde uses in a centre

