

Kentish Town

Kentish Town Town Centre is located just to the north of Camden Town and is the borough's third smallest centre. It provides for the day to day shopping and service uses for the local area. It is designated as district centre in the London Plan.

- 4.49 The Camden Retail Study states that Kentish Town has a good convenience offer with four foodstores which are performing strongly. The centre is accessible and functioning reasonably well but could be improved in some key areas. The comparison retail offer in Kentish Town is more limited and could be improved. Some of the retail units are in need of improvement.
- 4.50 In order to protect the retail function of the centre, we have designated primary and secondary frontages. This guidance will be applied having regard to the existing character of Kentish Town and individual frontages.
- 4.51 The Council seeks to protect the retail function and character of Kentish Town. The Council will not grant planning permission for development which results in the proportion of ground floor premises falling below:
- 75% in a primary frontage; and
 - 50% in a secondary frontage.
- 4.52 Where the number of retail premises in a frontages is already less than the minimum requirement of 75% or 50%, no further loss of retail will be permitted.
- 4.53 In accordance with Local Plan Policy TC2 and TC4 the Council will seek to prevent concentrations of uses that would harm the centre's attractiveness to shoppers or its residential amenity. The Council will therefore generally resist proposals that would result in:
- more than 2 consecutive premises within the primary frontages being in non-retail use; and
 - more than 3 consecutive premises with the secondary frontages being in non-retail use.
- 4.54 In addition to the minimum and maximum percentage figures for retail and food, drink and entertainment, we will seek a range of other suitable uses within the town centre as a whole, and in individual frontages.
- 4.55 The Council supports the growth of retail in Kentish Town and where appropriate will support the provision of larger floorplate retail units in the centre to attract anchor retailers (particularly comparison retail) to improve the retail offer of the centre, and its vitality and viability.

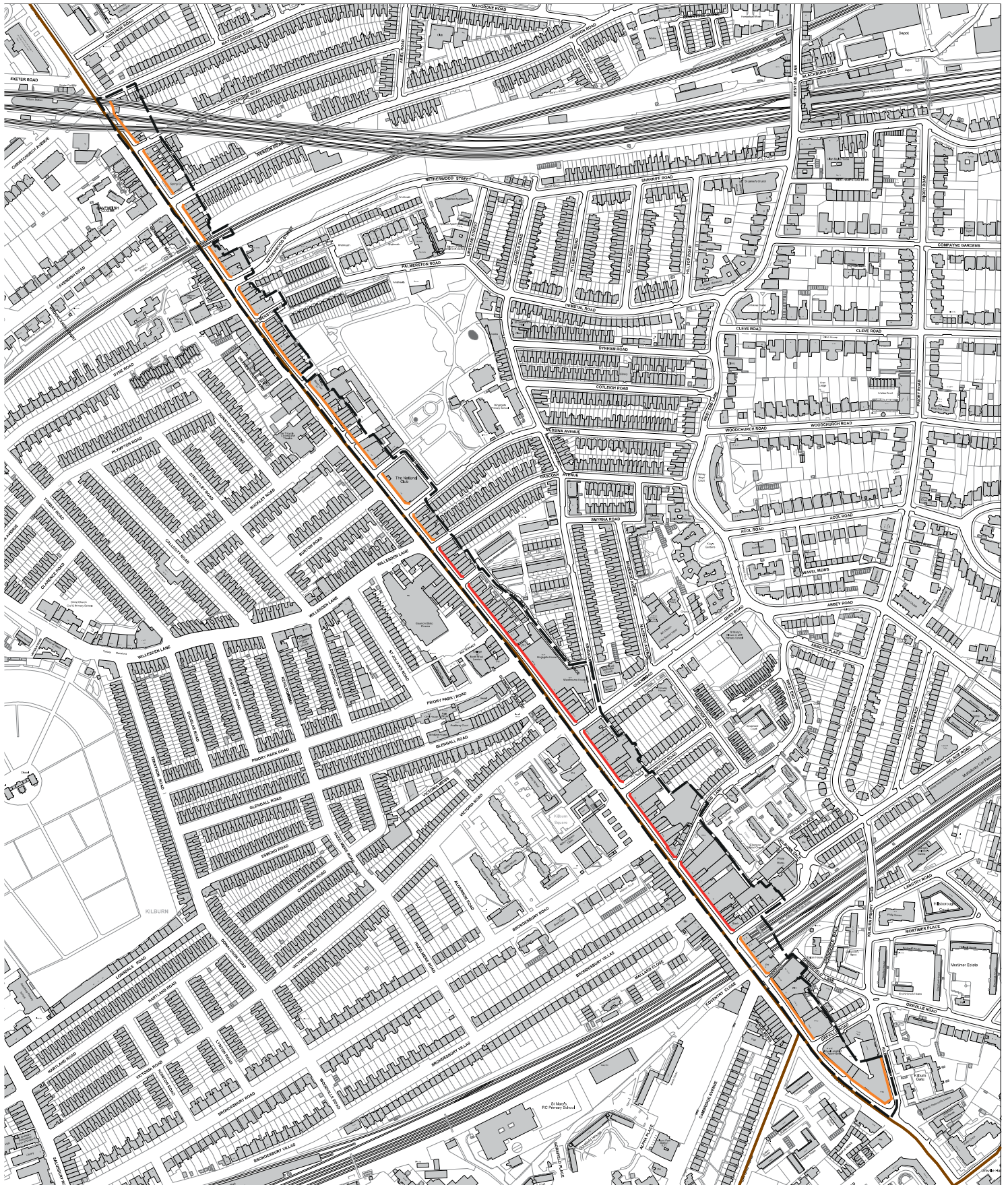
Summary of controls

Frontage type Displayed on the Policies Map	A1 shops Minimum proportion of A1 shops in each individual frontage	A3 A4 A5 food, drink, and entertainment uses Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	A3 A4 A5 food, drink, and entertainment uses and other non retail uses Other restrictions
Primary	Min 75%	-	No more than 2 consecutive non retail uses
Secondary	Min 50%	-	No more than 3 consecutive non retail uses

- 4.56 The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications.

Kentish Town Neighbourhood Plan

- 4.57 This guidance should be read in conjunction with the Kentish Town Neighbourhood Plan which contains a locally specific approach to the level of uses within the frontages in parts of Kentish Town. Where these differ from the figures in the Local Plan, the Council will apply the figures in the Neighbourhood Plan (even though the Local Plan is a more recently adopted document) The Neighbourhood Plan also contains a specific policy relating to specific shops outside of designated centres. The plan can be downloaded from the Council's [webpage](http://www.camden.gov.uk/neighbourhoodplanning) -www.camden.gov.uk/neighbourhoodplanning.



Kilburn High Road Town Centre

- Primary Frontage, Secondary Frontage
- Town Centre Boundary
- WESTMINSTER Borough boundary

0 Metres 50 100 200 300 400 500



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Kilburn

Kilburn High Road is Camden's second largest Town Centre. It is divided by the busy A5 (Edgware Road) which forms the borough boundary between Camden and Brent. The east side of the town centre is in Camden and the west side in Brent. Kilburn is designed as a major centre in the London Plan.

- 4.58 The centre performs a mainly functional role to the needs of local residents. It is home to three foodstores and has a high proportion of retail, financial, and leisure services. The leisure offer is particularly important to Kilburn, and includes the Tricycle Theatre, pubs, restaurants, and a nightclub. The Camden Retail Study states that there is scope to improve the role of comparison retail in Kilburn, which is a weak element of its current offer.

Shopping frontages

- 4.59 The primary frontages are located in the centre of the high road with secondary frontages located on the northern and southern extents. In general, the Council will resist proposals for change of use that would result in:
- A primary frontage containing less than 75% retail use, and
 - A secondary frontage containing less than 50% retail use.
- 4.60 The Council will support development of larger retail units and spaces in the primary frontages in order to attract a wider range of retailers to the area, including anchor stores.

Provision of non-retail uses

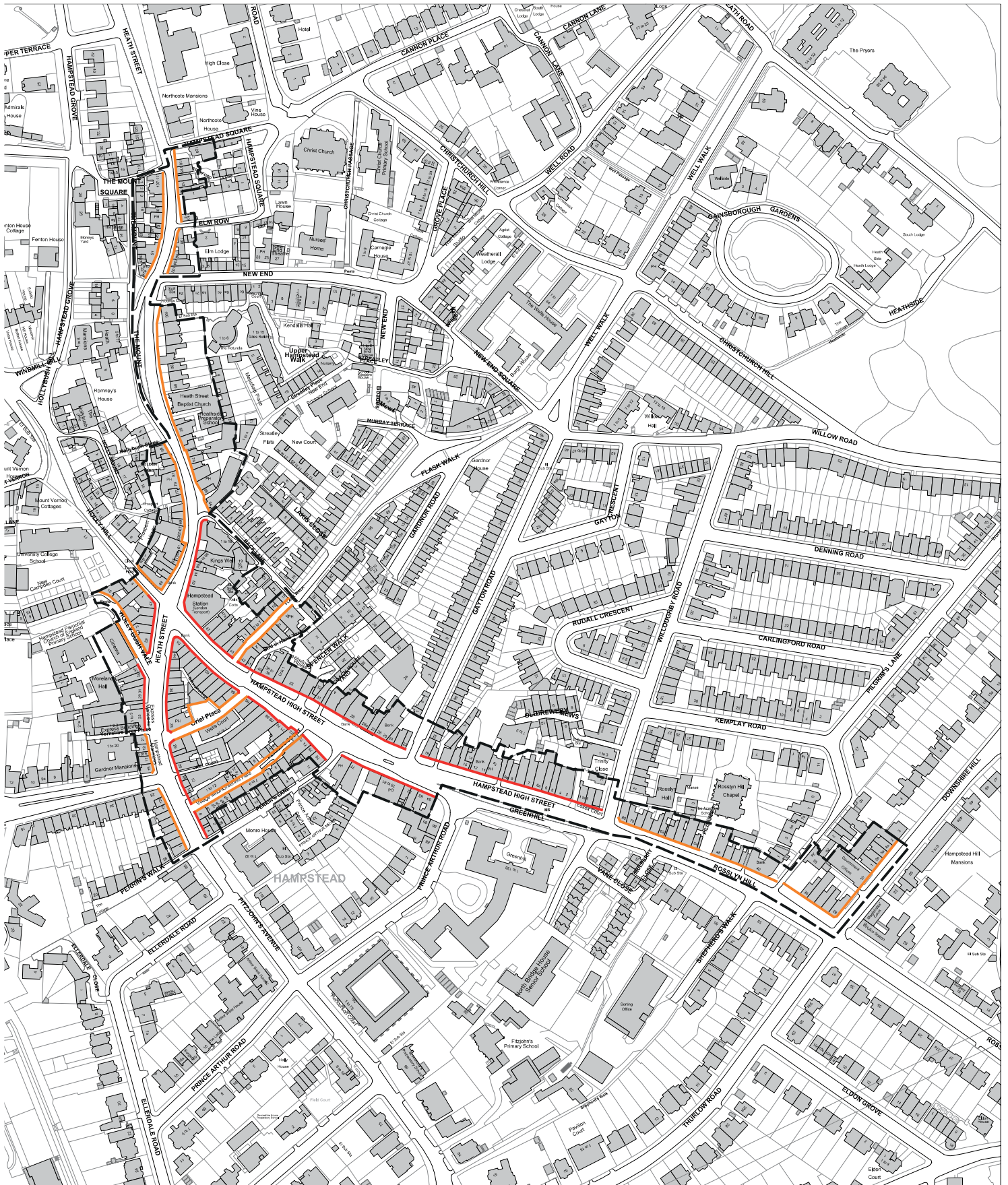
- 4.61 In accordance with Local Plan policy TC2 and TC4 and Appendix 4, the Council will resist the concentration of uses that would harm Kilburn's attractiveness to shoppers or have a negative impact to residential amenity.
- 4.62 The council will generally proposals that will result in:
- More than 2 consecutive premises of similar non-retail uses within the Primary frontage; and
 - More than 3 consecutive similar non-retail uses within the Secondary frontage.
- 4.63 The secondary frontages to the north have a cultural focus and contains the Tricycle Theatre and music and comedy venues, as well as a number of shops, restaurants, cafes, and pubs. The Council will seek to enhance the cultural and music character of this area.
- 4.64 In addition to the minimum and maximum percentage figures for retail and food, drink and entertainment and in accordance with Local Plan policy TC5 the Council will seek a range of other suitable uses within individual frontages and Town Centre as a whole.

Summary of controls

Frontage type	A1 shops	A3 A4 A5 food, drink, and entertainment uses	A3 A4 A5 food, drink, and entertainment uses and other non retail uses
Displayed on the Policies Map	Minimum proportion of A1 shops in each individual frontage	Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	Other restrictions
Primary	Min 75%	-	No more than 2 consecutive non retail uses

Secondary	Min 50%	-	No more than 3 consecutive non retail uses
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4.65 The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications.



- Primary Frontage, Secondary Frontage
- Town Centre Boundary

Hampstead Town Centre



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Hampstead

This is one of Camden's smallest centres, but draws many people from outside of the borough, attracted by the high quality environment and up-market shops, cafés and bars. The whole centre is within a Conservation Area and has many listed buildings, contributing to the special character of the area.

The Council will focus on protecting Hampstead's current special character, attractiveness and success as a centre, enabling the centre to continue its role as a retail and leisure destination serving a wide catchment area, as well as the needs of the local population.

Retail uses

- 4.66 In order to protect the retail function of the centre, we have designated primary and secondary frontages. The Council will generally resist proposals that would result in:
- less than 75% of the premises in primary frontages being in retail use; or
 - less than 50% of the premises in secondary frontages being in retail use.
- 4.67 This guidance will be applied having regard to the existing character of the centre and the individual frontages.

Non-retail uses

- 4.68 In accordance with Local Plan Policy TC2 the Council will seek to prevent concentrations of uses that would harm a centre's attractiveness to shoppers or its residential amenity. The Council will therefore generally resist proposals that would result in:
- more than 2 consecutive premises within the primary frontages being in non-retail use, and
 - more than 3 consecutive premises with the secondary frontages being in non-retail use.

Summary of controls

Frontage type Displayed on the Policies Map	A1 shops Minimum proportion of A1 shops in each individual frontage	A3 A4 A5 food, drink, and entertainment uses Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	A3 A4 A5 food, drink, and entertainment uses and other non retail uses Other restrictions
Primary	Min 75%	-	No more than 2 consecutive non retail uses
Secondary	Min 50%	-	No more than 3 consecutive non retail uses

- 4.69 The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications.

Hampstead Neighbourhood Plan

- 4.70 This guidance should be read in conjunction with the Hampstead Neighbourhood Plan, which contains a locally specific approach to the level of uses within frontages in Hampstead. Where these differ from the figures in the Local Plan, the Council will apply the figures in the Neighbourhood Plan. The plan can be downloaded from the Council [webpage](http://www.camden.gov.uk/neighbourhoodplanning/) - www.camden.gov.uk/neighbourhoodplanning/

Neighbourhood Centres outside of central London

- 4.71 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;
 - launderettes;
 - doctors;
 - dentists; and
 - veterinary surgeries.
- 4.72 As a guide the Council will resist schemes that result in:
- less than 50% of ground floor premises being in retail use; or
 - more than 3 consecutive premises being in non-retail use.
- 4.73 We will take into account any history of vacancy in the centre and the viability of retail use at that location.
- 4.74 Large-scale retail development (over 1,000sqm) 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 100sqm) that serve a local catchment, provided they do not harm the surrounding area.
- 4.75 The following is a list of the Neighbourhood Centres in Camden outside of Central London. The boundaries for the centres can be found on Camden's Policies Map.
- Albany Street
 - Belsize Park - Haverstock Hill
 - Belsize Village
 - Brecknock Road York Way
 - Brunswick Centre
 - Chalcot Road
 - Chalk Farm
 - Chester Road
 - Cricklewood Broadway
 - Crowndale Road
 - Englands Lane
 - Eversholt Street South
 - Fairfax Road
 - Finchley Road - West End Lane
 - Fortess Road
 - Fortis Green Road
 - Highgate High Street (see below)
 - Highgate Road
 - Lismore Circus
 - Mansfield Road
 - Mill Lane
 - Murray Street
 - Queens Crescent
 - Regent's Park Road
 - Royal College Street - Camden Road
 - South End Green
 - Swain's Lane
 - York Rise Chetwynd Road

Highgate Neighbourhood Plan

- 4.76 The Highgate Neighbourhood Plan covers the Highgate High Street Neighbourhood Centre. The guidance in this document for Highgate High Street should be read in conjunction with the Highgate Neighbourhood Plan. Where these differ from the figures in the Local Plan, the Council will apply the figures in the Neighbourhood Plan. The plan can be downloaded from the Council [webpage](http://www.camden.gov.uk/neighbourhoodplanning/) - www.camden.gov.uk/neighbourhoodplanning/
- 4.77 Highgate High Street Neighbourhood Centre is divided between the London Borough of Camden and the London Borough of Haringey. In decision making for the Highgate Neighbourhood Centre, in line with the Highgate Neighbourhood Plan the Council will take into consideration the Haringey side of the centre.