

# Camden Town Town Centre

- Primary Frontage (north), Primary Frontage (south)
- Secondary Frontage, Sensitive Frontage
- Town Centre Boundary
- Borough boundary

0 Metres 50 100 200 300 400 500



Produced by the Strategic Planning and Implementation Team © Camden 2014  
This map is based on Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office ©. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number LA100019726, year 2014.



## Camden Town

Camden Town is a vibrant centre, internationally renowned as a tourist destination, famous for its extensive range of markets, its wealth of independent retailers and creative industries, as well as legendary music and entertainment venues including the Roundhouse and Koko. It is also home to many residents and to numerous businesses, small and large, notably media, cultural and creative industries, attracted by the area's unique atmosphere.

Camden Town is the borough's biggest centre with the largest range of shops and services, and is designated as a Major Centre in the London Plan. Parts of Camden Town have historic importance and have been designated as the Camden Town Conservation Area. Further guidance can be found in the Camden Town Conservation Area Appraisal.

- 4.3 Camden Town has a good diversity of uses, including food, non-food, and services uses. It has a low level of vacancy and strong demand for retail space. Camden Town has an important leisure offer, with eating, drinking, and cultural activities all attracting people to the centre. Camden Town underground station is scheduled to be upgraded in terms of capacity and to provide step free access which will enhance the centre's accessibility. It has a good range of chain stores, independent retailers, and the markets. A key strength of the centre is that over three quarters of the units are operated by independent retailers. Camden Town serves as both a retail and leisure destination for local residents and also as a visitor and tourist destination. A cluster of creative industries and network of entrepreneurs and learners such as 'The Collective' are based in the areas around Camden High Street also adds to the centre's vibrancy.
- 4.4 The centre does not have a single character but broadly contains three parts:
- The commercial heart in the markets and around Camden Town tube station,
  - The southern section which provides more traditional 'high street' shopping and serves a more local role, and
  - Chalk Farm Road to the north with its mixed street frontage of restaurants, bars and specialist shops.
- 4.5 The Council wants to build on Camden Town's success and strong identity in order to develop a unique, vibrant, safe, and diverse centre, which offers something for everyone throughout the day and evening, whilst also creating an environment which provides a high standard of amenity for residents. Camden Town will also grow as a centre of employment, particularly for the cultural and creative industries.
- 4.6 The large number of food, drink, and entertainment uses such as pubs, clubs, bars and restaurants and the activity these uses bring are an asset to Camden Town however they can also have impacts including noise, crime and anti-social behaviour, litter, and traffic congestion. The Council will control the location, number, and management of these uses to avoid these negative impacts.

### What uses are acceptable in Camden Town?

- 4.7 To plan for uses in Camden Town we have defined four street frontages types where particular considerations apply. These are:
- Primary shopping frontages (north and south);
  - Secondary frontages; and
  - Sensitive frontages.
- 4.8 Guidance on these frontages are set out below. In addition to the thresholds described below the Council will seek a range of other town centre uses within the centre as a whole, and in individual frontages.

**Primary shopping frontages**

- 4.9 The primary shopping frontages cover the main shopping streets within Camden Town, which includes Camden High Street and Chalk Farm Road. This area is the retail heart of Camden Town and the Council's main objective in this location is to preserve and enhance the character, function, vitality and viability of the centre, particularly its shopping function.
- 4.10 The Council will protect a stock of premises suitable for retail use in the Town Centre to maintain the retail function and character of the centre. The primary frontages are divided into two parts in Camden Town to reflect their different roles and levels of retail development.
- 4.11 In the primary shopping frontages south (south of the junction of Jamestown Road, Hawley Crescent and Camden High Street) the Council will not grant planning permission for development which results in the number of ground floor premises in retail use falling below 75%.
- 4.12 In the primary shopping frontages north (north of the junction of Jamestown Road, Hawley Crescent and Camden High Street) the Council will not grant planning permission for development which results in the number of ground floor premises in retail falling below 50% within these frontages
- 4.13 Where the number of retail premises in these frontages is already less than the minimum requirement of 75% or 50%, no further loss of retail will be permitted.

**Food, drink, and entertainment and the night time economy**

- 4.14 Camden Town is a highly accessible location and is considered suitable for evening activities which will provide a diversity of jobs and keep the centre vibrant and attractive. A careful balance needs to be struck that allows for food, drink and entertainment uses in central locations but does not cause harm to the shopping function.
- 4.15 New food, drink and entertainment uses may be acceptable up to a maximum of 20% of each street frontage. This allows for some expansion of food, drink, and entertainment uses. However, for frontages which already have more food, drink and entertainment than the threshold level, no further increase in these uses will be permitted.
- 4.16 To avoid excessive fragmentation of the centre, no more than two consecutive non-retail uses (including restaurants) will be permitted.
- 4.17 Most of Camden Town Town Centre is covered by a cumulative impact policy area in Camden's Statement of Licensing Policy 2017-2022. This means that there is a presumption that the Council will normally refuse an application for a new premises licence or a variation of an existing licence which is likely to add to the cumulative impact of licenced venues in the area.

**Secondary frontages and areas**

- 4.18 The secondary frontages and areas have a varied character and a range of uses. They include the side streets of the town centre, the employment and market areas adjacent to the Regent's Canal and the Roundhouse. These areas have a relatively limited number of residential properties and are generally well-served by public transport facilities.
- 4.19 The Council will generally resist proposals that will result in less than 50% of the premises in Secondary Frontages being in retail use.
- 4.20 It is important to note that there are some residential uses in or near these locations and that food, drink and entertainment uses could cause harm to the amenity of people living nearby. The Council will take particular care to ensure that proposals do not harm residential amenity and will not grant consent for proposals that it considers would do so.

### **Sensitive frontages**

- 4.21 The sensitive frontages are:
- streets on the edge of the town centre with commercial activities on the ground floor and homes above; and
  - town centre frontages that are opposite frontages that contain of significant amounts of housing.
- 4.22 It is in these streets that there is likely to be the greatest conflict between late-night activities and the amenity of local residents.
- 4.23 Some of the sensitive frontages already have significant numbers of food, drink and entertainment uses. The Council will aim to maintain a balance of uses in these frontages, allowing some flexibility for change in the future while protecting retail and other facilities.
- 4.24 A maximum of 30% of premises in each of these frontage may be food, drink and entertainment uses.
- 4.25 New and expanded food, drink and entertainment uses must be small in scale with a maximum gross floor area (GFA) of 100m<sup>2</sup> to ensure residential amenity is protected. Exceptions will only be made where it can be demonstrated that larger uses will not create harmful impacts or undermine the character of the area.
- 4.26 Opening hours granted through planning consents for food, drink and entertainment uses in this area are likely to be more restricted than those for similar activities within the primary and secondary shopping frontages because of the proximity of residential properties.

### **Markets**

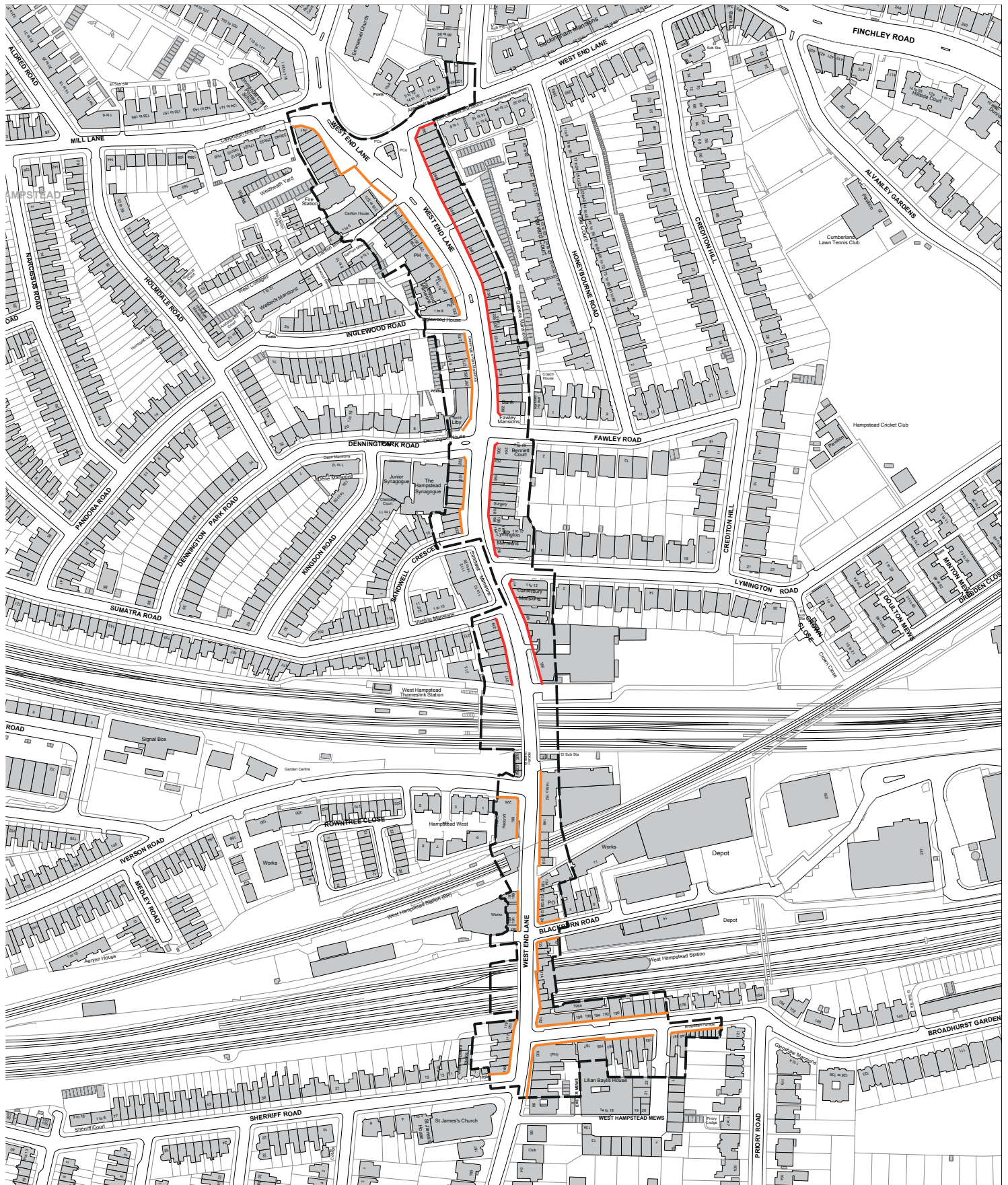
- 4.27 Camden Town is home to five markets: Camden Lock, Stables, Canal, Inverness Street and Camden (Buck Street) markets. These markets are an important attraction bringing people to the area, a tourist attraction, and are significant to the success and vitality of Camden Town. In accordance with Local Plan Policy TC6 the Council will promote and protecting these markets.

### Summary of controls

<b>Frontage type</b> Displayed on the Policies Map	<b>A1 shops</b> Minimum proportion of A1 shops in each individual frontage	<b>A3 A4 A5 food, drink, and entertainment uses</b> Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	<b>A3 A4 A5 food, drink, and entertainment uses and other non retail uses</b> Other restrictions
Primary (north)	Min 50%	Max 20%	No more than 2 consecutive non retail uses
Primary (south)	Min 75%	Max 20%	No more than 2 consecutive non retail uses
Secondary	Min 50%	-	-
Sensitive	-	Max 30%	Max 100sqm for food, drink and entertainment uses

4.28 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

## West Hampstead Town Centre



Produced by the Strategic Planning and Implementation Team © Camden 2014  
This map is based on Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office ©. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number LA100019726, year 2014.

## West Hampstead

West Hampstead Town Centre extends along West End Lane. The centre is highly accessible by public transport with three stations (Thameslink, London Underground and London Overground). West Hampstead Interchange has a different but overlapping boundary to the Town Centre and is identified as a growth area in the London Plan and Camden's Local Plan (see Policy G1 distribution of growth). It is designated as a district centre in the London Plan.

- 4.29 The strength of West Hampstead's offer is in service provision and in particular the leisure sector. The convenience role is smaller and is serviced by three smaller foodstores. It is a priority to secure more convenience retail in the centre to encourage more local and sustainable shopping trips. The centre has a high proportion of independent retailers.
- 4.30 The northern end of the centre lies within the West End Green / Parsifal Road Conservation Area and has a high quality environment with a village character. With regard to the street environment the Council will particularly seek to improve the southern end of the centre around the stations, which is less attractive and has a congested and poor quality pedestrian environment.
- 4.31 In line with Local Plan Policy G1 the Council supports improved transport interchange accessibility and capacity and improved pedestrian and bicycle movement and routes in West Hampstead.

### Retail uses

- 4.32 Retail uses are important for ensuring West Hampstead retains a viable shopping function to meet the needs of the local area and therefore we have designated the following shopping frontages:
- Primary frontages; and
  - Secondary frontages.
- 4.33 The Council seeks to protect the retail function and character of West Hampstead. 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.
- 4.34 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.

### Food, drink and entertainment uses

- 4.35 The Council recognises that food and drink uses make a positive contribution to the overall mix of uses and the vitality of West Hampstead town centre. Many of the existing food and drink uses located in the north of the centre have taken advantage of the wide pavements that exist and have outside seating areas, adding to vitality on the street. For all proposals for new or expanded food, drink and entertainment uses in West Hampstead we will consider the impact of these uses, whether cumulatively or individually, on:
- the retail character and function of the centre;
  - the overall mix of uses in the centre; and
  - local amenity.

- 4.36 To protect the character of the town centre, permission for development of food, drink and entertainment uses may be granted to a maximum of 25% of total premises in each individual frontage. Where the number of these uses already exceeds 25% of premises within a frontage no further food, drink and entertainment uses will be permitted.
- 4.37 To avoid the creation of concentrations of food, drink and entertainment uses that could result a harmful impact to the amenity of local residents and businesses, we will not permit development which result in more than two of these uses being located consecutively in a frontage.
- 4.38 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.

### Summary of controls

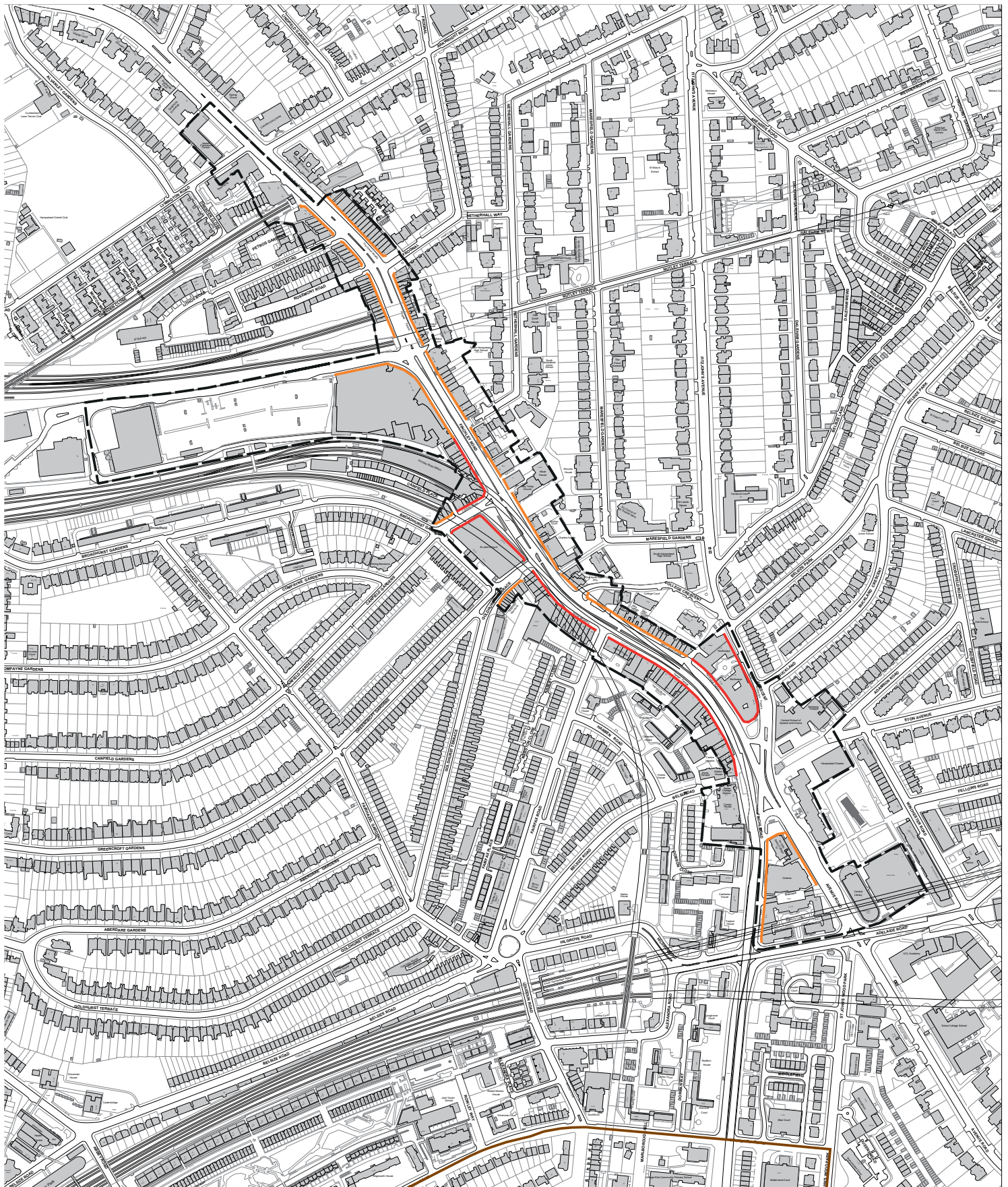
Frontage type	A1 shops	A3 A4 A5 food, drink, and entertainment uses	A3 A4 A5 food, drink, and entertainment uses and other non retail uses
Displayed on the Policies Map	Minimum proportion of A1 shops in each individual frontage	Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	Other restrictions
Primary	Min 75%	Max 25%	No more than 2 consecutively in a frontage
Secondary	Min 50%	Max 25%	No more than 2 consecutively in a frontage

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

### Fortune Green and West Hampstead Neighbourhood Plan

- 4.40 This guidance should be read in conjunction with the Fortune Green and West Hampstead Neighbourhood Plan. The plan can be downloaded from the Council [webpage](http://www.camden.gov.uk/neighbourhoodplanning) - [www.camden.gov.uk/neighbourhoodplanning](http://www.camden.gov.uk/neighbourhoodplanning).





Primary Frontage, Secondary Frontage

Town Centre Boundary

WESTMINSTER  
Borough boundary

## Finchley Road / Swiss Cottage Town Centre

0 Metres 50 100 200 300 400 500



Produced by the Strategic Planning and Implementation Team © Camden 2014  
This map is based on Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office ©. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number LA100019726, year 2014.



## Finchley Road / Swiss Cottage

Finchley Road / Swiss Cottage is the third largest town centre in the Borough after Camden Town and Kilburn High Road. It is designated as a district centre in the London Plan.

The main shopping area of Finchley Road/ Swiss Cottage runs from the O2 Centre, with its concentration of food, drink and entertainment uses, to Swiss Cottage Underground Station. The Swiss Cottage Leisure Centre and the listed Swiss Cottage Library are located in the south of the centre.

Finchley Road/Swiss Cottage provides a significant convenience goods role in the Borough, serving local needs and those from a wider catchment; however, the centre has a more limited comparison role. The main retail offer in this centre is provided in the O2 Centre. Finchley Road/ Swiss Cottage town centre generally serves the local population, a role which is expected to continue.

The centre runs either side of the busy A41 Finchley Road (managed by Transport for London), which creates a barrier between the two sides of the centre, restricting pedestrian movement and creating a poor environment for visitors.

### Retail uses

- 4.41 Retail uses are important for ensuring Finchley Road / Swiss Cottage retains a viable shopping function to meet the needs of the local area and therefore we have designated the following shopping frontages:
- Primary frontages; and
  - Secondary frontages.
- 4.42 The Council seeks to protect the retail function and character of Finchley Road / Swiss Cottage. 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.
- 4.43 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.

### Food, drink, and entertainment uses

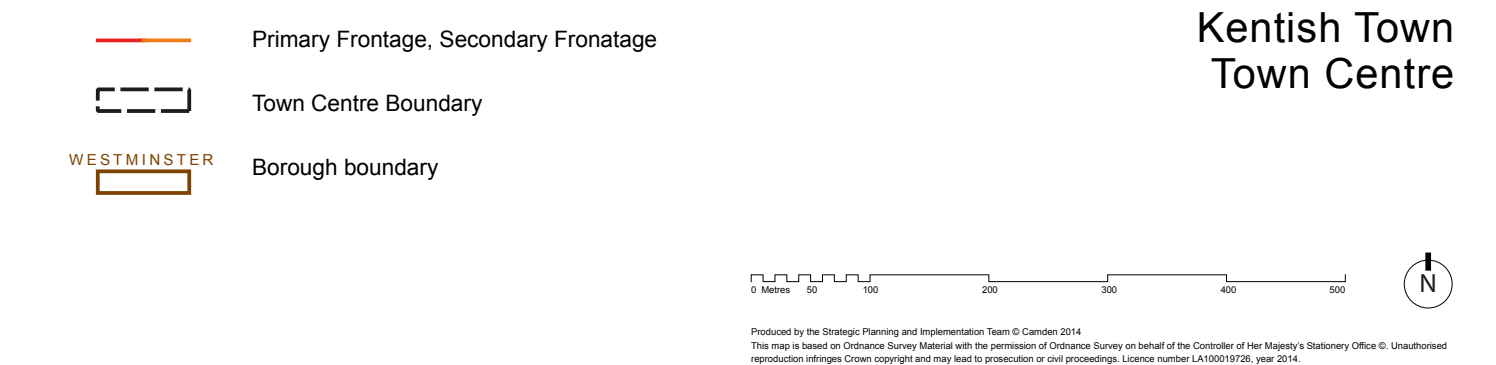
- 4.44 In order to protect shopping facilities, maintain the character of Finchley Road/Swiss Cottage and avoid cumulative impacts on the amenity of residents, we will allow a maximum of 20% of the total premises within the primary frontages to be in food, drink, or entertainment use.
- 4.45 In primary frontages where over 20% of premises are already in food, drink and entertainment use, we will not permit further food, drink and entertainment uses.
- 4.46 To prevent harmful impacts on the large residential population within this centre, new or expanded food, drink and entertainment uses should be small in scale. Small in scale is generally considered to be 100sq m. Larger premises may be considered acceptable for restaurants, which generally have less impact than other food, drink and entertainment uses. The Council will consider the nature of the proposed use and its location, taking into account the level and proximity of housing, when assessing the acceptability of a proposal in terms of its size.
- 4.47 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.

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%	Max 20%	-
Secondary	Min 50%	-	-

4.48 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

WESTMINSTER Borough boundary



Produced by the Strategic Planning and Implementation Team © Camden 2014  
This map is based on Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office ©. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number LA100019726, year 2014.



## 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**

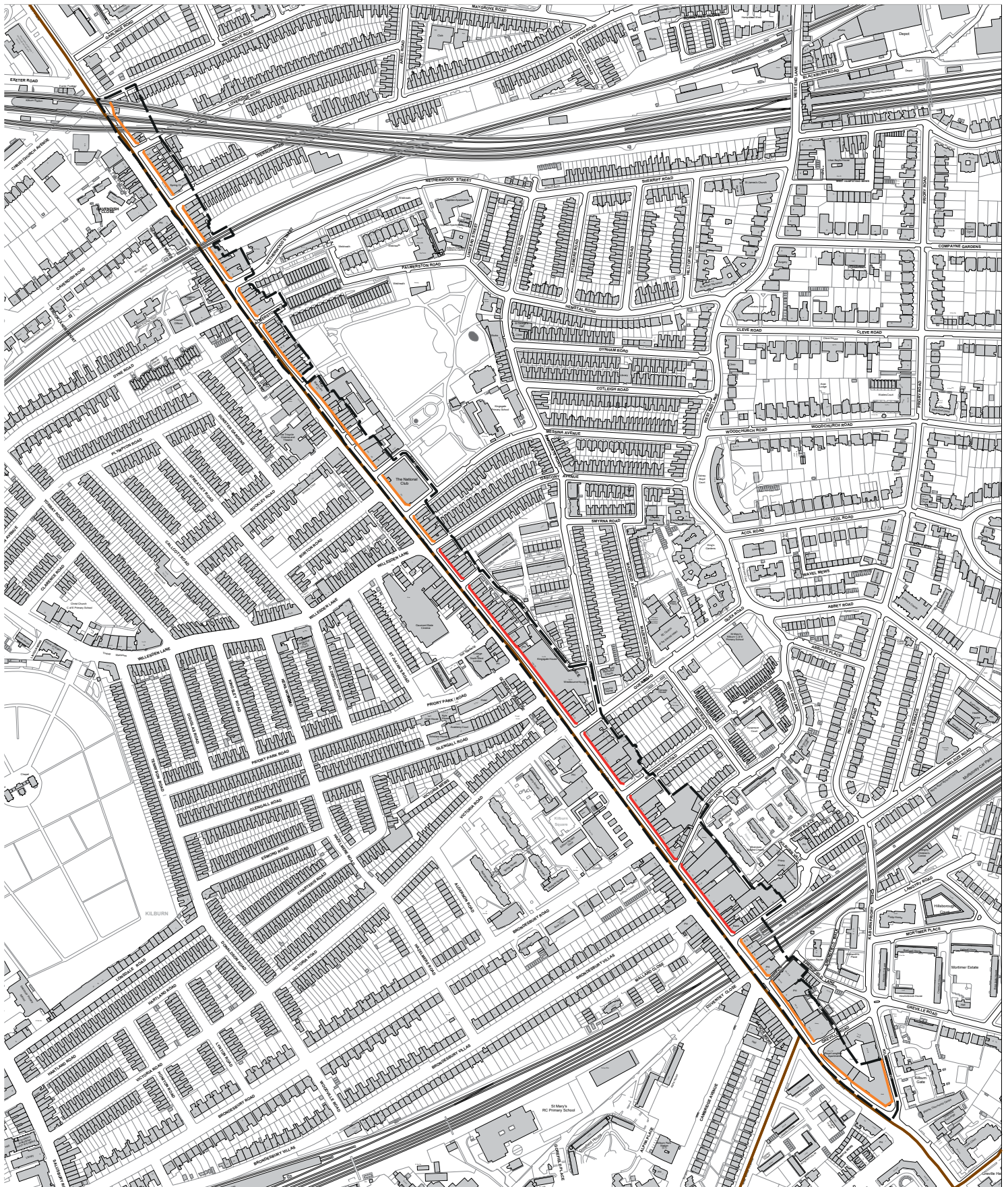
<b>Frontage type</b> Displayed on the Policies Map	<b>A1 shops</b> Minimum proportion of A1 shops in each individual frontage	<b>A3 A4 A5 food, drink, and entertainment uses</b> Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	<b>A3 A4 A5 food, drink, and entertainment uses and other non retail uses</b> 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**

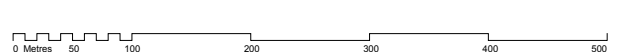
- 4.57 This guidance should be read in conjunction with the Kentish Town Neighbourhood Plan which contains a locally specific approach to the level of uses within the frontages in parts of Kentish Town. Where these differ from the figures in the Local Plan, the Council will apply the figures in the Neighbourhood 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](http://www.camden.gov.uk/neighbourhoodplanning).





# Kilburn High Road Town Centre

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





## 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
-----------	---------	---	--

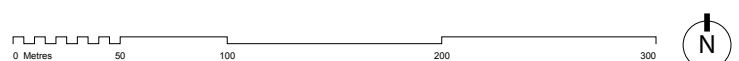
4.65      The Council will also take into account the number and mix of uses in adjacent and opposite premises in assessing applications.





- Primary Frontage, Secondary Frontage
- Town Centre Boundary

## Hampstead Town Centre



Produced by the Strategic Planning and Implementation Team © Camden 2014  
 This map is based on Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office ©. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number LA100019726, year 2014.

## 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**

<b>Frontage type</b> Displayed on the Policies Map	<b>A1 shops</b> Minimum proportion of A1 shops in each individual frontage	<b>A3 A4 A5 food, drink, and entertainment uses</b> Maximum proportion of A3, A4, and A5 uses combined in each individual frontage	<b>A3 A4 A5 food, drink, and entertainment uses and other non retail uses</b> 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/](http://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
  - Fortress 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/](http://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.