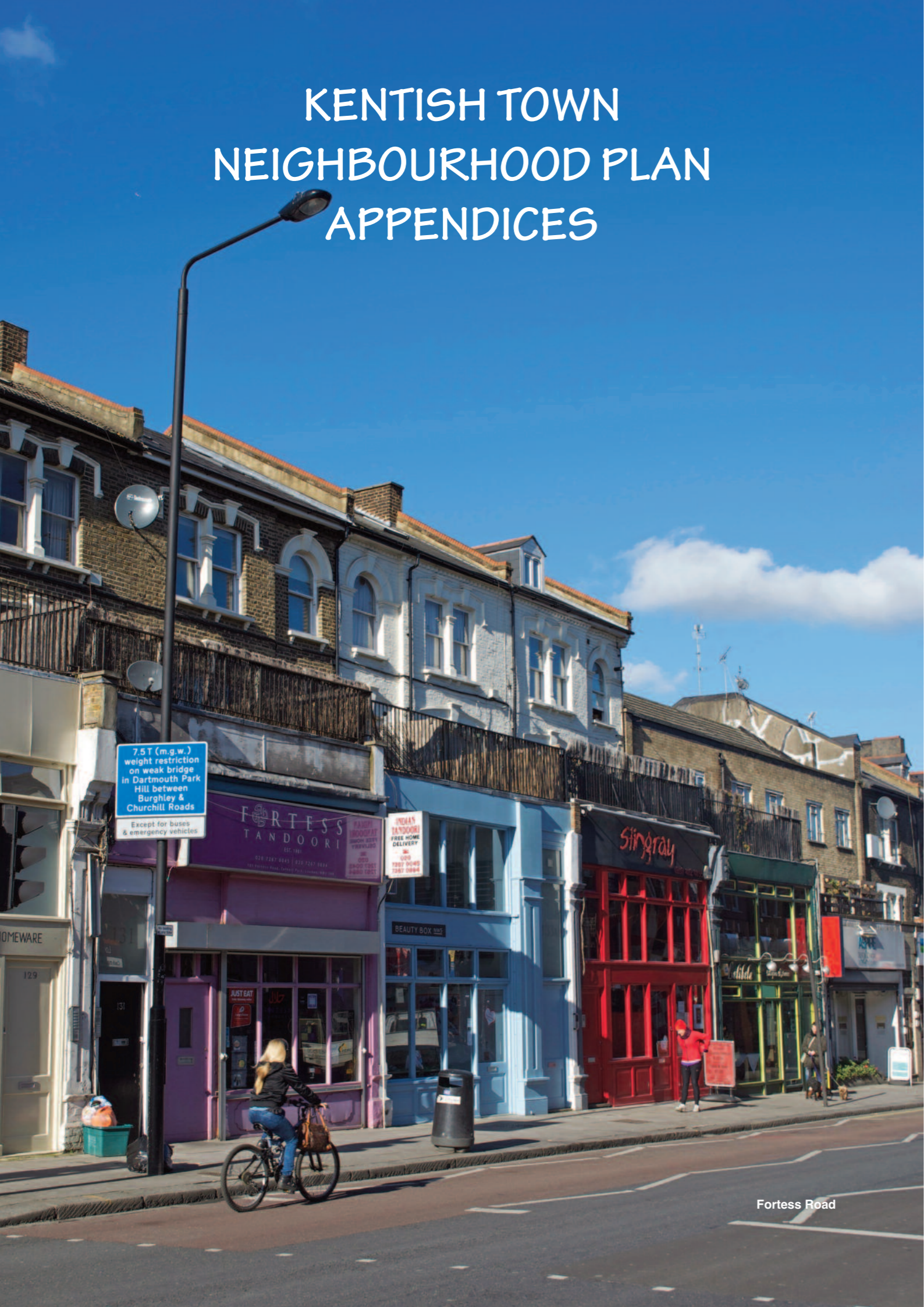


KENTISH TOWN NEIGHBOURHOOD PLAN APPENDICES



Fortress Road

APPENDIX 1

PROJECTS

This section sets out projects which describe complementary action to help achieve the Plan’s Vision and Objectives, and to support its policies. The projects are community aspirations not linked to land development. They are not statutory planning policies and may not be achieved within the lifetime of the Plan. They will not be used in reaching development management decisions.

The projects include the Phase 2 development of Kentish Town Square, proposals to improve shop fronts, to introduce more green and open spaces, and to collaborate with local schools.



▲ Lupton Street Homezone

SHOPPING & WORKING PROJECT: SHOP FRONTS – CIL PRIORITY

KTNF will support the following design principles for shop fronts, in order to improve their appearance:

- a) Views into the shop are not to be obscured by advertisements or other obstructions applied to the glass of the shop front.
- b) Security shutters are to be integrated into the shop front, and are to be designed to allow views into the shop front at night.

Reasoned Justification

Shop windows obscured by advertisements or security shutters placed outside windows create a discouraging and unfriendly atmosphere in shopping streets.

The project seeks to implement the policies set out in the following documents: Camden’s CS5,

CS7 and CS8; Camden Development Policy DP24 Securing High Quality Design; Camden policy DP30 Shopfronts; Camden Planning Guidance 1 Design; Camden CPG 5 Town Centres, Retail and Employment; Safer Places – The Planning System and Crime Prevention (ODPM April 2004) and Camden Streetscape Design Manual (2005).

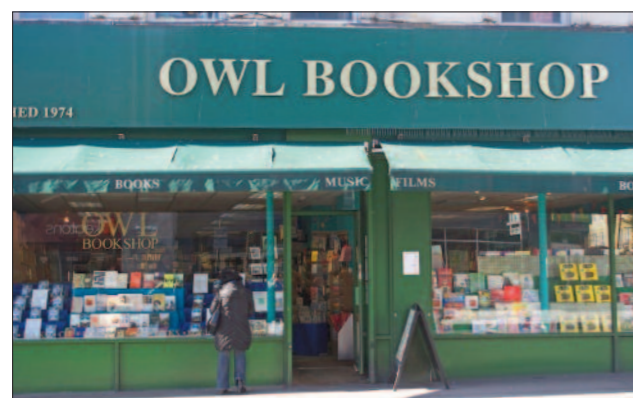
OPEN AND FRIENDLY SHOP FRONTS



▲ Ruby Violet 118 Fortress Road



▲ Blustons 213 Kentish Town Road (listed and now vacant)



▲ Owl Bookshop 207-209 Kentish Town Road

OBSCURED SHOP FRONTS



▲ Iceland 301-305 Kentish Town Road



▲ Poundstretcher 224 Kentish Town Road



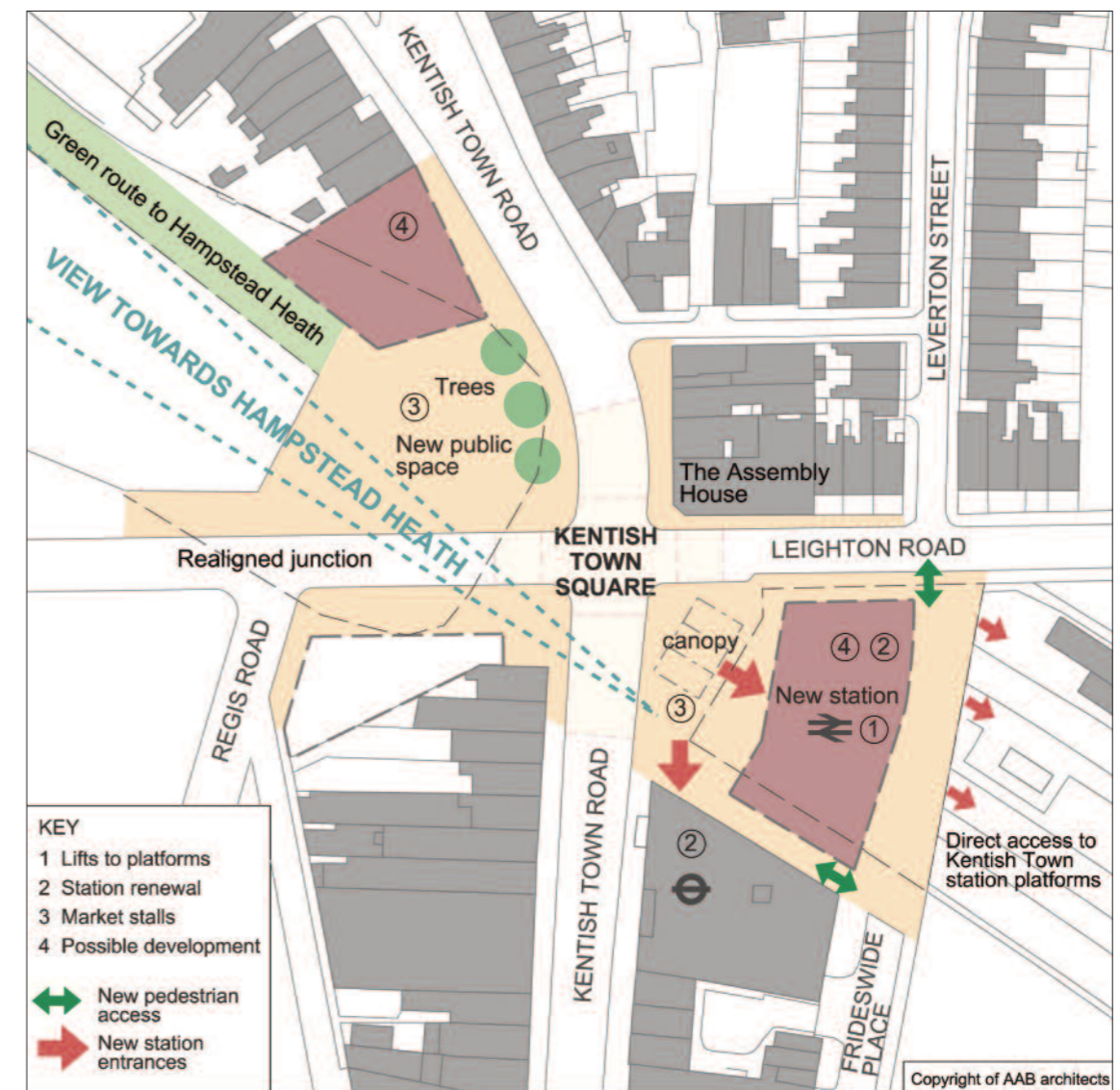
▲ Sainsbury's Local 126-132 Fortress Road

KENTISH TOWN SQUARE PROJECT PHASE 2 – CIL PRIORITY Map A

As the redevelopment of the Regis Road and Murphy sites proceed (Policy SP2 Kentish Town Potential Development Area – KTPDA), a significant increase in passenger demand will fall on Kentish Town Station for both rail and underground use. KTPDA will result in the expansion of existing industrial and business activity as well as the development of several thousand new homes next to Kentish Town Station. KTNF expects the redevelopment of these major sites to take advantage of the opportunity to form new road and pedestrian access to a Phase 2 development of an enlarged Town Square, using CIL funding opportunities and s106 contributions as appropriate, including the following:

1. Rafting over the rail tracks on both the East and West sides of the existing bridge carrying Kentish Town Road.
2. Providing a new road access to the Regis Road site and realigning the junction with Kentish Town Road and Leighton Road.
3. Building a new rail station at pavement level to provide step free access including direct lift access to all platforms.
4. Providing pedestrian access between Kentish Town Square and Frideswide Place.
5. Providing pedestrian access and a designated cycle route between Leverton Street and Frideswide Place.
6. Providing a new pedestrianised public open space – an extension of Kentish Town Square to the west side of Kentish Town Road, that will enable new pedestrian access to both the Regis Road and Murphy sites to be formed, as well as improving public realm.
7. Improving access to and views of Hampstead Heath.
8. Improving the interconnection of rail, underground, and bus services all focused on an enlarged Kentish Town Square.

PHASE 1 is described on p.39 in Policy SP1.



▲ Map A: Kentish Town Square – Phase 2

GETTING AROUND PROJECT 1: ANGLERS LANE Map B

KTNF supports the introduction of significant traffic calming measures or revised routing to a known ‘rat-run’ in Anglers Lane. There will be thorough consultation with all residents, businesses and organisations in the KTNF Area.

Reasoned Justification

This short road in a heavily residential area is regularly used as a short-cut by traffic. Anglers Lane is very narrow, with bollards protecting the pavement on one side while the other is one-person deep. The lane is much used by pedestrians and families with push chairs, as well as by heavy industrial vehicles and cars cutting through at excessive speeds. The existing speed hump is completely ineffective.

Any development plans associated with Anglers Lane, such as the conversion of offices to residential, will increase the danger to pedestrians from traffic. Such development plans must include a review of the traffic flow, with improved traffic calming and / or diversion of inappropriate traffic to alternative routes. It should be noted that such diversion is already in place for the 393 bus route. The matter of heavy traffic in Anglers Lane was raised in the KTNF consultation. KTNF will support Camden Council in a review of alternative solutions.



▲ Map B: Anglers Lane

GETTING AROUND PROJECT 2: CYCLE HIRE SCHEME

KTNF supports the promotion of the extension of the London Cycle Hire scheme to Kentish Town. Encouraging cycle use will reduce pressure on other forms of transport.

Reasoned Justification

KTNF has often been asked to support a cycle hire scheme in Kentish Town. The placing of a cycle hire

stand is a critical issue because shops can lose custom when hire cycles are placed in front of them. An ideal place for a cycle hire stand is in Frideswide Place.



◀ A cycle hire stand in Camden

GREEN & OPEN SPACES PROJECT Map C

During the lifetime of the plan there are possibilities of introducing new small to medium public green and open spaces in the KTNF Area, in Policies D2, SP2, and Kentish Town Square – Phase 2 Project. There are also several existing small or very small sites which would benefit from enhancement and greening in order to provide welcome respite and breathing space for local residents.

Reasoned Justification

A number of suggestions are listed here (see photographs opposite); all will require careful consultation both with Camden and with local residents and businesses to bring them to fruition:

1. Lupton Street: remove / improve multiple bollards and railings to make the space more attractive.
2. Falkland Place: improve appearance of railings to make the space more attractive and inviting.
3. Kentish Town Station platforms: encourage the refurbishment and planting of the large raised beds on the station platforms.
4. Kentish Town Road Green Gateways: enhance the road ends at Islip Street, Caversham Road, Gaisford Street, Patshull Road to create “pocket parks” with additional trees, planting, seating and bicycle parking and incorporate one or two parking

bays at each road end.

5. Kelly Street/Castlehaven Road junction: enhance and redesign the existing open space by a number of possible measures including redesigning the cycle gap which allows motorbikes and scooters into the street (thereby threatening the safety of children), improving the paving and planting more trees, as proposed by the Kelly Street Residents Association.

Projects will be encouraged which enable food growing to be carried out by residents. This includes allotments being provided as part of large residential developments, and food-growing projects being set up in existing green spaces, e.g. housing estates, with the assistance of local groups such as Transition Kentish Town.

Projects to protect, maintain and promote trees will also be encouraged.



▲ Map C: Green & Open Spaces Project



▲ Clockwise from top left: 1. Lupton Street Homezone; 2. Falkland Place; 4. Green Gateways, Gaisford Street entrance impression; 5. Kelly Street / Prince of Wales junction. (3. Kentish Town Station platforms not illustrated).

COMMUNITY & CULTURE PROJECT 1: WORKING WITH SCHOOLS

The Neighbourhood Forum supports working with schools on how citizens can make a difference to their local area.

Reasoned Justification

KTNF plans to collaborate with local schools in order to contribute to the Citizenship National Curriculum.

A successful pilot project was carried out, during 2014 with Eleanor Palmer Primary School, in which two members of KTNF worked with a Year 6 (10-11 year olds) class teacher to design a lesson on how citizens can make a difference to their local area.

In a second session the class conducted a role play as Councillors and debated the relative priorities

of six community ideas in the context of a limited budget. The children also contributed comments to the online version of the Neighbourhood Plan on the KTNF website. The school reported that the students enjoyed the sessions and were enthused to learn about and discuss town planning issues, the design of shop fronts, and the provision of facilities in the local area. KTNF considers this to be an important remit of the Neighbourhood Forum, and would like to extend the collaboration to other schools in the area.



▲► Children at Eleanor Palmer Primary School working on how citizens can make a difference to their local area



COMMUNITY & CULTURE PROJECT 2: COMMUNITY FACILITIES IN SCHOOLS

The Forum will support shared use with the community of school facilities in new and existing schools in the KTNF Area, where appropriate and subject to security provisions.

Reasoned Justification

Support will be given for proposals that enable school premises to be made available to share with the community during 'non-teaching' periods with the consent of the school's staff and governors. KTNF carried out a survey of all the schools in the KTNF Area: three secondary schools (Acland Burghley, Camden School for Girls and the Collège Français Bilingue de Londres) and four primary schools (St Patrick's Catholic, Eleanor Palmer, Torriano Junior and Kentish Town C of E). All the secondary schools make some school facilities available for community use but, of the four primary schools, only Torriano Junior does this – renting out the music room and football pitch.

There is currently a lack of holiday and evening activities and play spaces for children, and a shortage of community facilities, within the highly built-up KTNF Area.

This policy will be supported by Community and Culture Project 2 (see p.64).

The policy seeks to implement the policies set out in the following documents: Camden Infrastructure

Study Update (URS 2012), Our Camden Our Future – Camden's Community Strategy, Social infrastructure supplementary planning guidance, GLA (2014), Play and Informal Recreation: supplementary planning guidance, GLA September 2012, London Plan Policy 3.18 Educational Facilities – Draft Social Infrastructure.

The policy is in conformity with Camden Policy DP15 – Community and leisure uses, which states that "(15.5) Some uses, in particular serviced offices, hotels and educational premises, can be suitable for occasional use by a range of local community groups. Where a community or leisure facility has been redeveloped to provide any of the above uses, the resulting development will be expected to allow community groups to access rooms or facilities at a discounted rate." And "New community facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises."

The NPPF states as a core principle (17) that planning shall "deliver sufficient community and cultural facilities and services to meet local needs."

COMMUNITY & CULTURE PROJECT 3: PUBLIC TOILETS

KTNF will support the provision of adequate toilet facilities in the Neighbourhood Area:

1. Reinstate public toilets and / or reinstate the scheme for businesses (e.g. pubs, cafés) actively making their facilities available to non-customers.
2. Provide a public toilet on a platform at Kentish Town Thameslink Station.

Reasoned Justification

a) An aging population is expected to need better access to toilet facilities so people can remain active outside the home.

b) Kentish Town Station is open 24 hours a day and currently has no toilet. If a toilet with disabled access were made available this would be a very useful local resource.

APPENDIX 2

KENTISH TOWN SECONDARY FRONTAGES SURVEY from north to south NORTHERN SECTION KENTISH TOWN ROAD 02 SEPTEMBER 2014

Highgate Road – east side

12 Tally Ho apartments. Estate Agency ground floor
10 Joes Peri Peri chicken.
8A Leyland music. Blank windows
6 Dental surgery
4 Cafe Bel, one entrance
2 What estate.co.uk (closed)
1 side of Concorde minicabs

Highgate Road – west side

9-17 Forum music venue
7 Murphy office
5 Murphy office
3 residential
1 residential

Kentish Town Road

389 Bull & Gate pub
387 Hair today A1
385 Danny's fish and chips
383 Mem's cafe and garden
381 Kentish Delight bar and restaurant
Next door, same number: Kentish Delight Kebabs
379 Express off-licence A1

Fortess Road – east side

34-28 The Piano Works – residential
26 Patron – French restaurant
24 Atomwise E cigarettes A1
22 Zara food and wine and groceries A1
20 Perk Clean dry cleaners A1
18 Baan Thai restaurant
16 House Presso Estate Agency and café
14 NW5 theatre school
12 The Queen of Sheba Ethiopian restaurant

Fortess Road – west side

21 Blank metal shutter
19 "Martin's refrigerators",

appears to be closed A1
17 Chris Ruocco Taylors A1
15 CW plant hire

Tally Ho apartments. Ground floor:
Coop A1
11 Empty (residential?)
9 Empty (residential?)
7 Sun Hin Chinese takeaway
5 Coin Laundry
3 Empty. Was restaurant/hair salon A1
1 Estate Agents

39 x Secondary premises northern end Kentish Town Road

9 x A1 = 23% A1 Shops usage on the northern secondary frontage of Kentish Town Road

KENTISH TOWN SECONDARY FRONTAGES SURVEY from north to south SOUTHERN SECTION KENTISH TOWN ROAD 02 SEPTEMBER 2014

Secondary frontages, west side Kentish Town Road:

187 Former Pizza Express building
177 Doppio coffee shop/cafe A1
175 International supermarket A1
173 NHS healthy heart centre
171 Pizza and chickens Zone
167/169 Buywise supermarket A1
165 Pedro's café
163A Gendershe shop Internet, phone parts and accessories A1
163 Hair Razors. Hairdressers A1

161 Rochester Place Estate Agents
159 Los Pollos chicken restaurant
159 (also) Stanley James jewellers A1
157 Empty. "For rent. Retail A1, 2, 3"
145 blank blue shutter
No separate number: Hairdresser A1
153 Keys, Locks etc no name
151 Greenway cars minicab and Internet cafe A1
149 Leverton funeral director A1

147 The Castle Pub
141-145 Cash Converters, Kentish Town Studios above

139 Entrance to flats above
137 Kent Cafe
135 Pangs Chinese.
133 Pangs Chip Shop
131 The Cutting Bar hairdressers A1
129 Anima Cuore restaurant A3

127 Redwood House Estate Agent
125 Payless mini supermarket A1
123 Mirshahi Finance.

121 Squadron HQ Army surplus A1
119 The Candy Box newsagent A1
117 Yasmin café

115 Arancini Factory
113 Camden Carpets A1
111 Launderette
109. Anonymous. Black paint. Residential?

107 Jay productions Ltd
105 Andy's driving school
103. AA locksmiths
101 Z cafe A1
99 New York pizza
Police Safer Neighbourhoods building

97 Diamond Hair + "bespoke tailoring/alterations" A1

95 Architects
93. Bintang restaurant
91 Hair and Beauty A1
89 Lilliana's Hair Salon A1
87 Minimarket A1

85. Guanabana restaurant
83 Guanabana restaurant/cafe
81 ZingZing Chinese takeaway
79 Washhouse Yard residential
75/77 Giant Bikes, previously Chamberlains A1

73 Two Doors Down café A1
71 Eddy's Hairdresser A1
69 Pat's newsagent A1
67 Windsor Howdon insurance broker.
65 Quinns pub

Secondary frontages, east side Kentish Town Road:
St Andrews Greek Orthodox Church

APPENDICES

122 Dental Practice
120 Lock: Student lettings

60 x Secondary premises southern end Kentish Town Road

23 x A1 = 38% A1 Shops usage on the northern secondary frontage of Kentish Town Road

99 PREMISES IN THE KENTISH TOWN SECONDARY FRONTAGE AND ONLY 31% A1 SHOPS USAGE

KENTISH TOWN ROAD CORE FRONTAGES SURVEY from north to south 08 JUNE 2015

CORE FRONTAGES – EAST SIDE ONLY A1 SHOPS USAGE LISTED (There are 63 premises of all uses on the east side)

Fortess Road

10 Bike House
6 Ace Sports
4 Mail Boxes Etc

Kentish Town Road

322 Barber shop
320 Empty A1 shop
316 Costcutter
314 Tips 'n Toes
310 Zappeo Dry Cleaners

276 The Fruit Bowl
272 Newsagent
270 Haircuts
260 Jayne's Flowers
258 Harry's Fish & Meat

250 Co-op
240 Oddbins
238 Kentish Base (Hair) Salon
236 Abba Electronics

222-224 Poundstretcher
218 Superdrug
212-216 Post Office
210 Beterspecs
204 Tanning Temple
200-204 Earth
196 Boots
186-192 Phoenicia
184 Co-op Funeral
182 Le Moulin Bakers

166 Oxfam Bookshop
164 Pound Shop
162 Hairdresser
160 Oxfam
152-156 Carpet Shop
150 Chinese Herbs
144-146 Franchi Tools
142 Dry Cleaner
136-138 Furniture Shop (empty)
134 Nails
132 Phonographic Services
130 Caps & Taps craft beer
126 Pharmacy

40 x A1 = 63% A1 Shops usage on the east side core frontage of Kentish Town Road

CORE FRONTAGES KENTISH TOWN ROAD – WEST SIDE ONLY A1 SHOPS USAGE LISTED (There are 57 premises of all uses on the west side)

Kentish Town Road
345 Dry Cleaner
341 Pret A Manger

339 London Bead Shop
335 Everbest supermarket
329-333 Sainsbury's
321 Pharmacy
317 A1 empty

315 Flapjacks
313 DIY shop
311 Greggs baker
309 Costa
305 Iceland
299 Snappy Snaps
295 McDonalds

283 Newsagents
281 Pawnbroker / jeweller
279 Mobile phone shop
271 Opticians
261 Mind

251 Card shop
249 PDSA
247 Age UK
245 Tattoo shop
237 Flaxton Ptooch Hair
231 Morgan's Stationery

225 A1 ground floor – empty
223 Lidl
213 Blustons – empty
209 Owl Bookshop
205 Breast Cancer charity shop
203 Tesco
195 Property Maintenance shop
193 Wine cellar

33 x A1 = 58% A1 Shops usage on the west side core frontage of Kentish Town Road

120 PREMISES, IN KENTISH TOWN ROAD CORE FRONTAGE AND 61% A1 SHOPS USAGE

1 Estate Agents

Highgate Road – west side

9-17 Forum music venue
7 Murphy office
5 Murphy office
3 residential
1 residential

APPENDIX 3

KENTISH TOWN SECONDARY FRONTAGES SURVEY from north to south 02 SEPTEMBER 2014

EVIDENCE OF THREE OR MORE CONSECUTIVE NON-A1 SHOPS USAGE PREMISES

Highgate Road – east side
12 Tally Ho apartments. Estate Agency ground floor
10 Joes Peri Peri chicken
8A Leyland music. Blank windows
6 Dental surgery
4 Cafe Bel, one entrance
2 What Estate.co.uk (closed)

SECONDARY FRONTAGES

Kentish Town Road, northern section, east side

385 Danny's Fish and Chips
383 Mem's Café and garden
381 Kentish Delight bar and restaurant
Next door, same number: Kentish Delight Kebabs

Fortess Road – east side

18 Baan Thai restaurant
16 House Spresso Estate Agency and café
14 NW5 theatre school
12 The Queen of Sheba Ethiopian restaurant

Fortess Road – west side

11 Empty (residential?)
9 Empty (residential?)
7 Sun Hin Chinese takeaway
5 Coin Laundry

Kentish Town Road, southern section, west side

137 Kent Cafe
135 Pangs Chinese.
133 Pangs chip shop
111 Launderette
109 Anonymous. Black paint. Residential?
107 Jay productions Ltd

105 Andy driving school
103 AA locksmiths
101 Z cafe A1
99 New York pizza

85 Guanabana restaurant
83 Guanabana restaurant/cafe
81 ZingZing Chinese takeaway

Eight instances of three or more consecutive non-A1 Shops usage premises in the Secondary Frontages in Kentish Town

APPENDIX 4

Dartmouth Park Neighbourhood Forum

Caroline Hill, Chair
Kentish Town Neighbourhood Forum

4 October 2015

Dear Caroline

Following our meeting on 27 July 2015 when you and I discussed the KTNF draft plan as it relates to the view of Parliament Hill from Kentish Town station and the Murphy site, the committee of the Dartmouth Park Neighbourhood Forum discussed those matters at a recent meeting.

As you know, the Dartmouth Park Neighbourhood Forum is not as advanced in the preparation of its plan as Kentish Town Neighbourhood Forum. We are not yet in a position to take a definitive position on the protection of the Parliament Hill view or the development of the Murphy site. However, there was general agreement by the committee that the view from Kentish Town station should be protected and that if the Murphy site is to be developed then a mixed use development would be appropriate. The committee therefore supports KTNF's Plan on these issues in principle. We reserve the right, however, to consider and comment on the detail of the KTNF Plan at the consultation stage..

We will look forward to being advised of any further developments in your plan that relate to these issues.

Regards

Ellen Gates
Chair
Dartmouth Park Neighbourhood Forum

▲ Letter from Dartmouth Park Neighbourhood Forum written 04.10.15

APPENDIX 5

Footfall Statistics for stations in and around Kentish Town

Station	Weekday	Saturday	Sunday	Annual (millions)	Source	Year
Camden Road London Overground	Not available			4.74	Office of Rail and Road	2013 - 14
Camden Town London Underground	63,070	84,175	51,446	23.37	London Underground performance reports	2014
Gospel Oak London Overground	Not available			3.50	Office of Rail and Road	2013 - 14
Hampstead Heath London Overground	Not available			3.06	Office of Rail and Road	2013 - 14
Kentish Town London Underground	24,937	15,627	10,127	7.72	London Underground performance reports	2014
Kentish Town Thameslink	Not available			1.87	Office of Rail and Road	2013 - 14
Kentish Town West London Overground	Not available			1.98	Office of Rail and Road	2013 - 14
Mornington Crescent London Underground	13,457	8,312	15,580	4.76	London Underground performance reports	2014
Tufnell Park London Underground	11,998	9,710	6,761	3.94	London Underground performance reports	2014

APPENDIX 6

KTNF RECOMMENDS THAT THE FOLLOWING PUBLIC HOUSES ARE PLACED ON THE REGISTER OF ASSETS OF COMMUNITY VALUE

The Junction Tavern, 101 Fortress Road, Kentish Town NW5 1AG: This is an historic pub that dates back to 1885. It is a popular place for people to meet and have a meal. The Junction Tavern is included in Camden's Local List.

The Vine, 86 Highgate Road, NW5 1PB: The Vine is an impressive Edwardian building with a large dining room and private rooms for meetings and events. It has a well-used outdoor dining area. It is an historic pub. The first publican listed was Joseph Godwin in 1854. "First the Vine, but later the Bull and Gate... were the pick-up-and-set-down point for local travellers who wished to make use of the first or final stage of one of the long-distance coaches." (*Gillian Tindall 'The Fields Beneath'*).

The Pineapple, 51 Leverton Street, NW5 2NX: The Pineapple is a Grade II listed public house dated 1868 with many fine features inside and outside. The first publican listed was William Leahy in 1881.

The Pineapple is a valued local pub with private rooms upstairs which it offers free to local voluntary groups for meetings.

The Bull & Gate, 389 Kentish Town Road, NW5 2TJ: The Bull & Gate is a Grade II listed public house dated 1871. "A fine Victorian pub in the Gin Palace tradition with exuberant internal and external detailing (including a bull and gate illustrating the historic name) and a well surviving quality pub interior, that furthermore has group value, particularly with the Assembly Rooms pub at the same historic junction." (*Historic England*).

The Bull and Gate was rebuilt in 1871 on the site of an 18th Century pub, when it was apparently known as the 'Boulogne Gate' coaching inn, so-called to commemorate Henry VIII's victory in France in 1544. It was a practical drop-off point for those visiting London from the north. The pub has recently been taken over by Youngs Breweries. Readings by local novelists are held there.

The Assembly House, 292-294 Kentish Town Road, NW5 2TG: A pub has been in this location since the 18th Century although the current pub was built in 1898. The Assembly House is a Grade II listed public house built by Thorpe and Furniss. It has many fine features inside and outside.

The pub is well-used by locals and visitors alike, particularly when there is an event at the nearby Forum music venue.

The Oxford, 256 Kentish Town Road, NW5 2AA: A popular and well-attended pub with a long history dating from about 1881 when the first landlord was George S. Ayres. It has variously been known as Oxford Vaults and Oxford Tavern. The Oxford is included in Camden's Local List and "contributes much to the quality and consistency of the townscape".

The Lion and Unicorn pub and theatre, 42-44 Gaisford Street, NW5 2ED: As well as being a very popular gastropub, the pub houses a valuable local theatre: Giant Olive is a production company dedicated to producing high quality classics, contemporary dance, ballet and festivals.

ex-O'Reilly's (new name of pub tbc), 289-291 Kentish Town Road, NW5 2JS: O'Reilly's, rebuilt in 1885, was first known as the Star & Garter and later as The Old Farm House, renamed O'Reilly's in 2001. The pub is due to re-open soon – it has been taken over by Camden Town Brewery. The building is included in Camden's Local List.

The Abbey Tavern, 124 Kentish Town Road, NW1 9QB: The Abbey Tavern is an historic pub. The first listed landlord was Frank Carter in 1881. The Abbey is a valued local pub with a room downstairs which it offers free to local voluntary groups for meetings. The pub is included in Camden's Local List.

The George IV, 76 Willes Road, NW5 3DL: The George IV is an historic public house, dating from 1870. The first listed landlord was Samuel S Harding in 1881. It's a traditional pub, very popular with local people.

The Grafton, 20 Prince of Wales Road, NW5 3LG: Previously, as The Grafton Arms, the first listed landlord in 1881 was William Payne.

The Grafton was named Sky Sports Great British Pub of the Year 2014 and won the Best Pub Award 2014. There is a conference room upstairs which is offered free to local voluntary groups for meetings.

Quinns, 65 Kentish Town Road, NW1 8NY: Previously The Moreton Arms, this is an historic pub. The first listed landlord was Edmund Crisp in 1850.

Leighton Arms, 101 Brecknock Road, N7 0DA: This is an historic pub. The first listed landlord was Thomas Pye in 1856. The pub has been threatened with closure but local people are very determined to keep it open.

The Unicorn, 227 Camden Road, NW1 9AA: Previously The Brecknock Arms, this is an historic pub. The first listed landlord(s) were Bruce & Gibson in 1848.

GLOSSARY OF TERMS

A1 Retail usage: Retail sales of goods to the public – shops and factory outlets, post offices, travel & ticket agents, pet shops, sandwich bars, hairdressers, funeral directors, dry cleaners, pet shops, coffee shops, internet cafés, kitchen & bathroom showrooms, video rental, pharmacies and off licencies.

Accessible housing: Wheelchair accessible residential property.

ACV: Assets of Community Value designation means that if a landowner wants to sell a registered property, he / she must inform the council. If a group wants to buy the asset, a six month moratorium can be triggered and that will offer a chance for the group to raise the money to bid for the property when it comes onto the open market at the end of the moratorium period, but the landowner can still sell at the going market rate.

AECOM (incorporating URS): Provides fully integrated professional technical and management support services for enhancing environments and creating new buildings and communities.

Affordable Housing: Social-affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.

Area Designation / Neighbourhood Area Designation / Neighbourhood Plan Designation: The area to be covered by each Neighbourhood Plan.

Article 4 Direction: This restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area.

Assembly and leisure D2: Cinema, dance, concert and sports halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos.

BARA: Bartholomew Area Residents Association.

Biodiverse habitats: An environment which provides natural conditions for plants or animals to live.

CAAC: Conservation Area Advisory Committee.

CAMRA: The Campaign for Real Ale.

CIL: Community Infrastructure Levy (*see definition p.10*).

CIP: Community Investment Programme.

Conservation Area: An area designated by Camden Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

Convenience store: Small grocery store, or corner shop, that stocks a range of everyday items and is open long hours.

Core frontage: The primary shopping area.

CPG: Camden Planning Guidance.

CS: Camden Council Core Strategy that sets out the key elements of Camden's vision for the borough and is a

central part of the Local Development Framework.

Design Council CABE: CABE works (Commission for Architecture and the Built Environment) at the Design Council with local authorities across the country to help create better quality, prosperous places.

DP: Camden Council Development Policies set out detailed planning criteria that are used to determine applications for planning permission in the borough.

DPNF: Dartmouth Park Neighbourhood Forum

Façade: Generally one exterior side of a building, usually, but not always, the front.

Flood Plain / Flood Risk Zones: Areas identified by the Environment Agency, marking areas as high (Zone 3), low to medium (Zone 2), or little or no risk (Zone 1).

Foot fall: The number of people visiting a shop or a chain of shops in a period of time.

Frontage: A frontage is usually terminated by a definite break, such as a road, service yard, footpath or the defined break between shopping areas.

GLA: Greater London Authority.

Grain: An aspect of the physical context of a building concerning urban density.

GVA: Gross value added.

HNF: Hampstead Neighbourhood Forum.

Independent Examiner: Anyone with appropriate qualifications and skills who meets certain requirements set out in the Localism Act. An independent examiner could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Infrastructure: All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, and hospitals.

Intermediate housing: *see Affordable housing.*

IPPR: Institute for Public Policy Research.

Key worker: An employee who provides a vital service, especially in the police, health, or education sectors.

KTNF: Kentish Town Neighbourhood Forum.

KTNP: Kentish Town Neighbourhood Plan.

KTRA: Kentish Town Road Action.

LBC or LB Camden: London Borough of Camden.

LDF: Local Development Framework. This forms the Development Plan for Camden.

Linton House: 39-51 Highgate Road NW5 1RT.

Listed buildings: Buildings and structures which are Listed by Historic England Grade I, II* or II, as being of special architectural and historic interest and whose protection and maintenance are the subject of special legislation. Listed Building Consent is required before any works are carried out on a Listed building.

Live / work: Properties designed to incorporate both professional and personal lives.

Local Green Spaces Designation: Provision of special protection against development of green areas of particular importance to local communities.

The Localism Act: An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up Neighbourhood Development Plans for their local area.

Local List: Buildings and sites in a local planning authority's area that make a positive contribution to its local character and sense of place. These are known as 'Non-Designated Heritage Assets'. The Local List recognises elements of the historic environment that are not already designated in another way e.g. buildings Listed by English Heritage or those in Conservation Areas.

There will be a presumption to preserve the particular significance of a Non-Designated Heritage Asset, and this will be balanced against other material considerations when assessing a planning application.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

London Plan: The Mayor of London's spatial development strategy for London.

London Stock Brick: The type of handmade brick which was used for the majority of building work in London and South East England until the growth in the use of Flettons and other machine-made bricks in the early 20th century. Its distinctive yellow colour and soft appearance comes from the yellow local clay from which the bricks were made. London Stocks are still made in comparatively small quantities in traditional brickworks, mainly in Kent and Sussex, for heritage work. Machine-made versions are available for use where a cheaper approximation to the traditional product is acceptable.

Massing: The volume and shape of a building and the relationship of a building's various parts to each other.

MPS: Metropolitan Police Service.

Mixed use: Developments incorporating more than one Use Class. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities).

Modulation: separate components that can be connected together.

Neighbourhood Forum: a community group that is designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to designate the neighbourhood forum for a neighbourhood area.

Neighbourhood Plan, NP or Plan: The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan'. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications.

NHS: National Health Service.

Non-Designated Heritage Assets: *See Local List.*

NPA: Neighbourhood Plan Area.

NPPF: The National Planning Policy Framework was published by the government in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

NPPG: National Planning Practice Guidance was launched by the government in August 2013 as an online tool providing much-needed simplicity and clarity to the planning system and encouraging better community involvement.

(General) Permitted Development Order, GPDO / Permitted development rights: Permitted development

rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

Planning Aid England (PAE): National planning practice guidance under the Supporting Communities in Neighbourhood Planning programme.

Police Section House: MPS police accommodation.

Public Open Space: Open space that is open to the public and is normally owned and managed by a public organisation such as Camden Council.

Public Realm: Any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

RCA Helen Hamlyn Centre for Design: The Helen Hamlyn Centre for Design at the Royal College of Art undertakes design research and projects with industry and communities that will contribute to improving people's lives.

Referendum: A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Kentish Town Neighbourhood Plan the referendum will decide whether or not the Plan will be used by Camden Council in making planning decisions.

SEA: Strategic Environmental Assessment made compulsory by a European Directive (the SEA Directive). It is implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans, where required.

Secondary frontage: Shopping area outside, but attached to, the Core frontage of a shopping area.

Section 106 Financial Contributions: (*see definition p.10*).

Shaping Neighbourhoods (GLA): A Supplementary Planning Guidance for Neighbourhoods – an approach to understanding character and context so that it can be considered in the planning and design process to guide change in a way which is responsive to individual places and locations. It is key to the implementation of many of the policies in the London Plan.

Site Specific Policies: Site-based proposals and policies for specific types of development. The policies also establish development boundaries.

Small business: For the purpose of the KTNP, small businesses are defined as employing fewer than 50 people.

SME: Small and medium-sized enterprise.

SPG: Supplementary Planning Guidance.

Social rented housing: *see Affordable housing.*

Sui Generis: Of its own kind.

TfL: Transport for London.

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories.

Urban Design Compendium 2 – MADE: The Urban Design Compendium 2 was prepared for the Homes and Communities Agency by Roger Evans Associates Ltd. MADE is an organisation dedicated to improving the quality of our towns, cities and villages.



Kentish Town Fire Station forecourt flower pots