



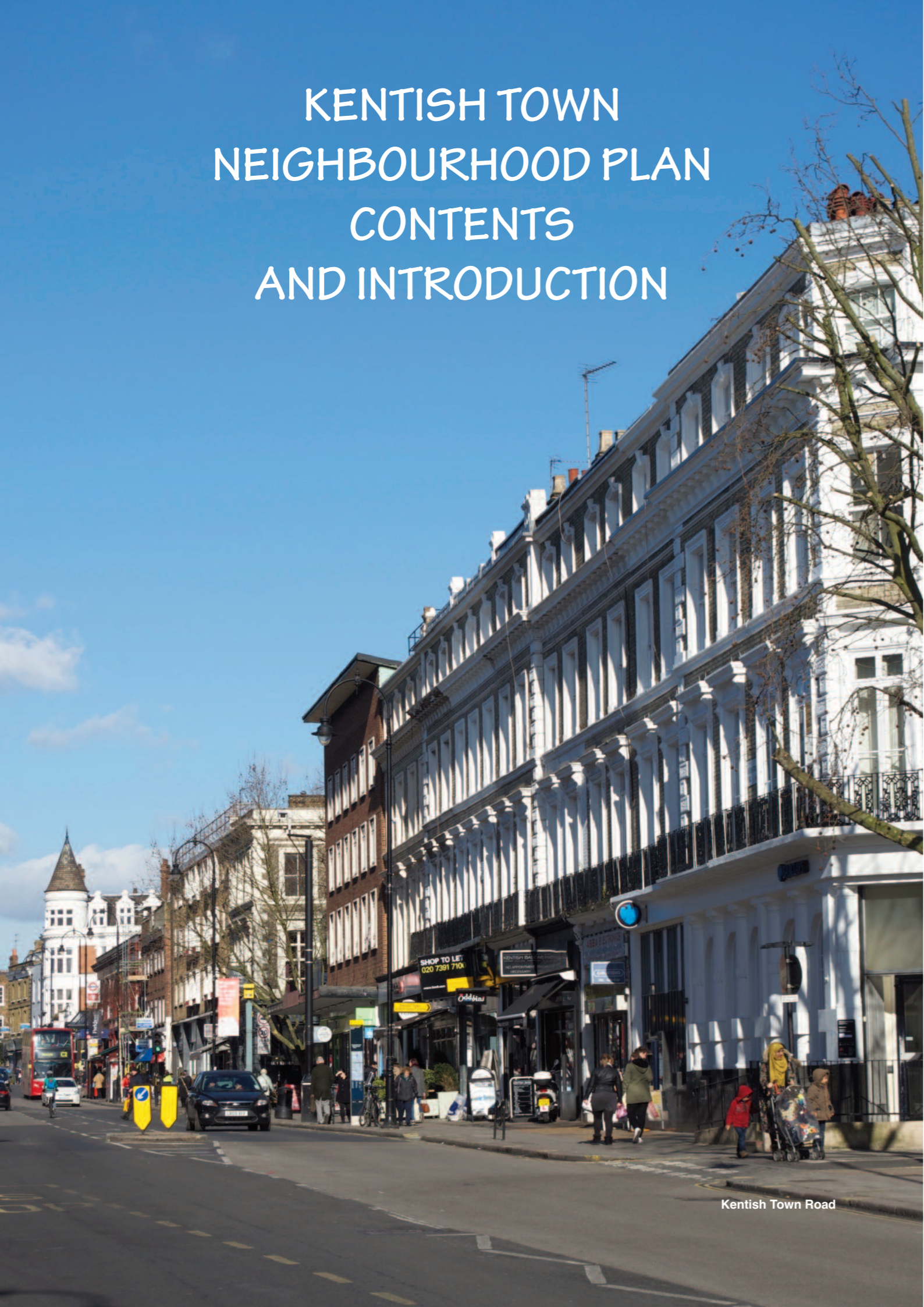
**KENTISH TOWN
NEIGHBOURHOOD
FORUM**

Neighbourhood Plan

Referendum version June 2016



KENTISH TOWN NEIGHBOURHOOD PLAN CONTENTS AND INTRODUCTION



Kentish Town Road

CONTENTS

Map of Kentish Town Neighbourhood Forum Area **4**

Acknowledgements and Credits **5**

The Kentish Town Neighbourhood Plan 2016 **6**

Why Kentish Town needs a Neighbourhood Plan **7**

How the Plan was prepared **8**

What is a Neighbourhood Plan and how does it fit in the Planning System? **10**

Community Infrastructure Levy (CIL) and Priorities **10**

Vision and Objectives for the Kentish Town Neighbourhood Plan **12**

Objectives, Policies and Projects **14**

GENERAL DEVELOPMENT POLICIES **16**

Shopping & Working Policy SW1: Supporting small business **17**

Shopping & Working Policy SW2: Protection of secondary shopping frontages **18**

Shopping & Working Policy SW3: Consecutive secondary shopping frontages **19**

Design Policy D1: The view of Parliament Hill **20**

Design Policy D2: Railway lands **22**

Design Policy D3: Design principles **22**

Design Policy D4: Non-designated heritage assets **24**

Getting Around Policy GA: Step-free access in Kentish Town Stations CIL PRIORITY **27**

Green & Open Spaces Policy GO1: Local Green Spaces **29**

Green & Open Spaces Policy GO2: Open spaces on estates **31**

Green & Open Spaces Policy GO3: Biodiverse habitats **32**

Community & Culture Policy CC1: Pre Application Consultation **33**

Community & Culture Policy CC2: Statements of Community Consultation and Statements of Neighbour Involvement **33**

Community & Culture Policy CC3: Protection of Public Houses **34**

Community & Culture Policy CC4: Protection of shops outside the centre **35**

SPATIAL POLICIES **38**

Policy SP1: Kentish Town Square PHASE 1 – CIL PRIORITY **39**

Policy SP2: Kentish Town Potential Development Area (KTPDA) **41**

KTPDA Regis Road Site **44**

Policy SP2a: KTPDA General development criteria **44**

KTPDA Murphy Site **47**

KTPDA Highgate Road Section **47**

SITE SPECIFIC POLICIES **48**

Policy SSP1: Car Wash Site Kentish Town Road **49**

Policy SSP2: York Mews, Section House and land around the Police Station **50**

Policy SSP3: Frideswide Place / Kentish Town Library **51**

Policy SSP4: Wolsey Mews **53**

Policy SSP5: 2 Prince of Wales Road **54**

Policy SSP6: Veolia Council Depot Site **56**

Policy SSP7: Small sites and infill development **58**

DELIVERING AND MONITORING THE PLAN **60**

APPENDICES **62**

APPENDIX 1 – PROJECTS **63**

Shopping & Working Project: Shop fronts – CIL PRIORITY **64**

Kentish Town Square Project PHASE 2 – CIL PRIORITY **65**

Getting Around Project 1: Anglers Lane **66**

Getting Around Project 2: Cycle Hire Scheme **66**

Green & Open Spaces Project **67**

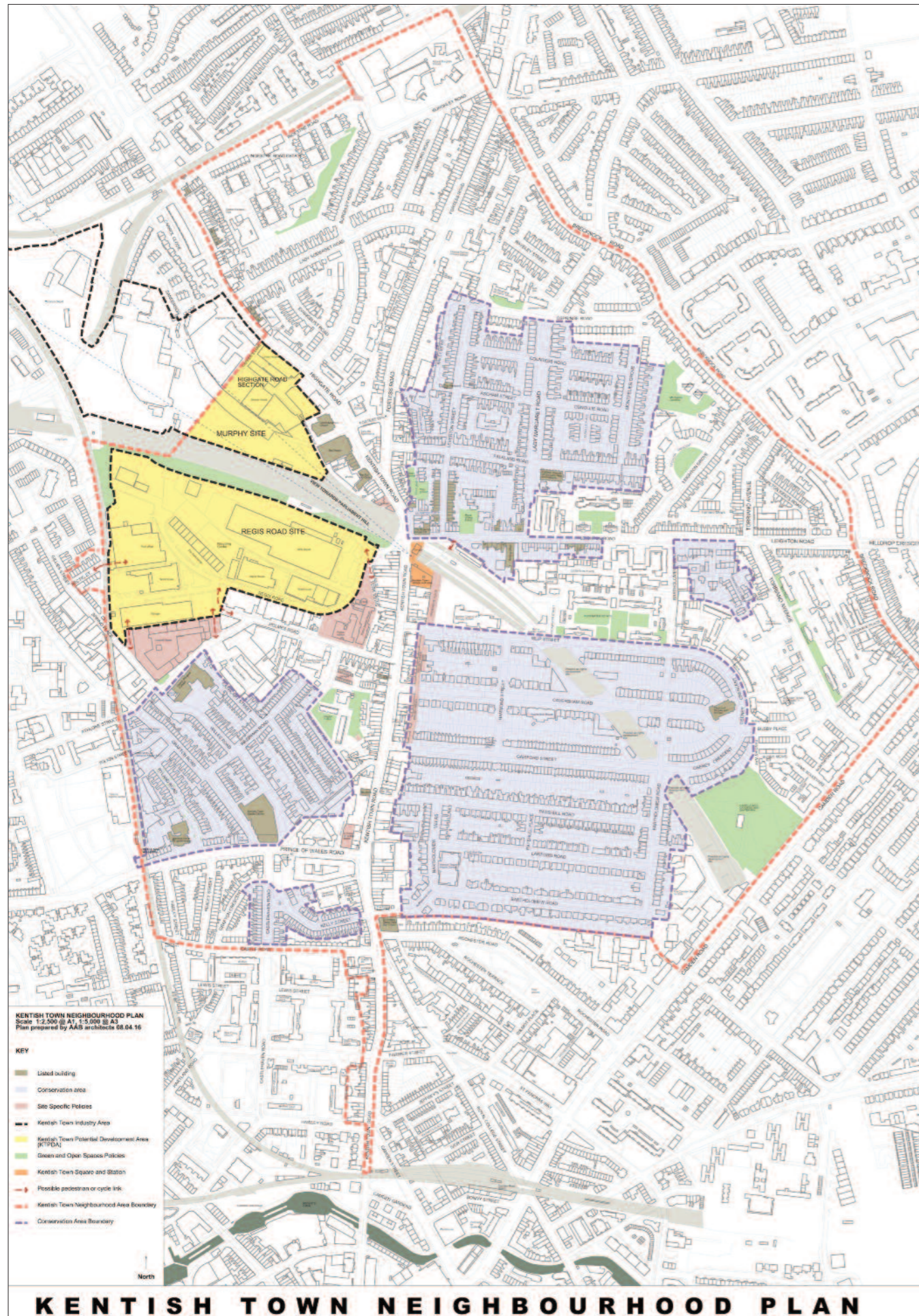
Community & Culture Project 1: Working with schools **69**

Community & Culture Project 2: Community facilities in schools **70**

Community & Culture Project 3: Public toilets **70**

APPENDICES 2-6 **71-75**

GLOSSARY **76**



ACKNOWLEDGEMENTS

Thanks are due to the officers and members of the Kentish Town Neighbourhood Forum (KTNF) committees of 2015 and 2016: Caroline Hill Chair, Henry Herzberg Deputy Chair, Roger Winfield Secretary, Patrick Bankhead Secretary, Paul Seviour Treasurer, Hilary Barnes, Celia Goreham, Ian Grant, Derek Jarman, David Jockelson, Fabrizio Lepore, Robert Livock, James Lowery, Wendy Munro, Lindsey Purchall and Liz Sheridan.

Also to be thanked are members of previous KTNF committees: Tom Allen, Mary Cane, Chris Cross, Tony Dunne, Isky Gordon, John Grayson, Jon March, John Nicholson, Chris Phillips, Neerja Vasishta.

Thanks also to the team of local voluntary advisors who have helped us: Geoff Burrage, Alice Brown, Richard Burton, Chris Cross, David Guzman, Ibrahim Isse, Angela Koch, Alan Morris, David Prout, Will Upton, David Watkinson.

Thank you to Locality, the Community Development Foundation, Planning Aid England, Groundwork UK, Camden Council, The Prince's Foundation, and independent advisors Vincent Goodstadt and Biljana Savic.

◀ Map 1: Kentish Town Neighbourhood Plan Area

▶ Enlarged Key for Map 1



Map Credits: Alice Brown, Aaron Davies

Cover photographs from top left clockwise: Saint Benet and All Saints Church Garden; The Canopy; Railey Mews; Canteloves Skatepark

Photographic Credits: Hilary Barnes, Paul Braithwaite, Alice Brown, Isky Gordon, Celia Goreham, Caroline Hill

Website: Adrian Barker, Ian Grant, David Guzman

Plan Design and Layout: Caroline Hill

THE KENTISH TOWN NEIGHBOURHOOD PLAN 2016

This Neighbourhood Plan has been drawn up using the powers in the Localism Act 2011. The Plan was written by the Kentish Town Neighbourhood Forum (KTNF). The Plan was approved at examination in early 2016, subject to a number of recommended modifications.

KTNF aims to deliver the long-term goal of a balanced and vibrant neighbourhood. Planning future development has a vitally important role with space at a premium, a shortage of housing, and pressure to maintain employment space and open green spaces.

The Plan seeks to provide a framework for how planning decisions will be made in the Area, with clear policies to be followed and applied (in the sections: General Development Policies, Spatial Policies and Site Specific Policies).

Everyone living or working in the KTNF Area is a member of the Forum. In addition KTNF now has a signed up membership of over 300 and those members receive newsletters and emails from the committee.

We could not have reached this stage without valuable input and help from residents, business people and stakeholders, many of whom attended public meetings and joined working groups so that we could listen to their views and discuss ideas with them and develop policies and projects.

Progress has been achieved thanks to the expertise, experience and enthusiasm of the members of the committee and of all those members of KTNF who have helped us. We've had excellent

support and advice from officers and councillors at Camden Council, and professional support from Planning Aid England, the Prince's Foundation, Groundwork UK and from private planning consultants. We have received a Front Runner grant from the Government, grants from the Community Development Foundation and direct support from Locality – a nationwide network for community-led organisations that helps local groups navigate the world of neighbourhood planning.

The Neighbourhood Plan is for the people who live and work in Kentish Town. The Plan has been prepared by volunteers. KTNF is non-political and independent of Camden Council. All our work aims to foster positive development over the next 15 years, making for a more cohesive community and enhancing the well-being of individuals living and working here.

The Plan should be read alongside the three supporting documents which accompany it. They are:

- Statement of Basic Conditions
- Consultation Statement
- Strategic Environmental Assessment

These documents are available to view on Camden's website: www.camden.gov.uk/neighbourhoodplanning, and on KTNF's website: www.ktnf.org

Caroline Hill
Chair Kentish Town Neighbourhood Forum
April 2016



▲ Canteloves Gardens

WHY KENTISH TOWN NEEDS A NEIGHBOURHOOD PLAN

Kentish Town has a lot to be proud of and much to preserve. Peeling back the layers of development is like a mini-history of London with settlers from floods, plague, fires and war damage, and strong evidence of enclosures, industrialisation, the railways and social housing from the post war years. The history of Kentish Town is particularly well documented in 'The Fields Beneath' by local historian Gillian Tindall.

Today Kentish Town finds itself under pressure. There are extreme demands for decent adequate affordable social housing. Equally it needs to preserve its development spaces for employment and to keep its green and open spaces, which are vital for improving the health of its residents and citizens.

The Neighbourhood Plan helps to balance these competing needs in a holistic and coherent way through Policies, Site Specific Policies and Projects, and reinforces some of Camden's policies while adding others put forward by the local community.

The Neighbourhood Plan has a life-span of 15 years and much development can happen during this time.

Design quality

Some previous designs have left a legacy of inappropriate development over the decades with poorly designed façades and frontages, which are out of keeping with the area and have a negative impact on the visual amenity and sense of a coherent environment.

The Plan's policy of high quality design involves an understanding of the site and its context in terms of grain, shape, scale and use of materials which will contribute to the existing character. Development should respect the historic appearance of Kentish Town in order to reinforce rather than detract from its local distinctiveness. KTNF supports Conservation Areas – there are four within its borders (see Map p.4). Buildings within Conservation Areas have their own protection but those outside the borders of Conservation Areas have no special protection unless they have been Listed by English Heritage (now Historic England) or Locally Listed. The Plan identifies local heritage assets which are of importance to the local community. Kentish Town is an area with a rich history ranging from former piano factories to post-war public housing projects, social housing and Victorian properties.

Design quality applies to new housing development and infill development, which in general should be of the same scale and massing as existing properties. Design quality also applies to redevelopment with additional housing in non-residential areas. One of the advantages of a Neighbourhood Plan, and an example of holistic development meeting multiple needs, is that it can

add features to the proposed developments such as pedestrian, cycle and green routes.

Public involvement

An example of the importance of public involvement, highlighting a feature which could have been forgotten but for KTNF's efforts, is the much-loved view of Parliament Hill from outside Kentish Town Station, which the Plan seeks to protect. People said that they enjoy the feeling of openness and space they receive when emerging from the station or walking in the street in this part of Kentish Town. The space is accessible and acts as an important counterpoint in this very built-up area.

Preserving open space

Open spaces are vital to promoting the health and well-being of residents. Following public consultation, the Plan seeks to protect open spaces and encourages the protection and enhancement of biodiversity.

Community development

The Neighbourhood Forum speaks for the local community in a grass roots way and this is manifested in policies aimed at young people and adults. One project is to encourage schools to remain open outside teaching hours for holiday, weekend and evening activities to provide learning and play spaces for the community, making up for a shortage of community facilities for young people and adults in Kentish Town. This will help to foster creative and artistic activity, generating neighbourliness and companionship and helping to reduce crime. A policy which has arisen out of public consultation, and one that may have gone by the wayside without the Neighbourhood Forum, is the protection of specified shops outside the centre, subject to viability assessment. This will help the Council to resist a change of use of shops, usually convenience stores, which meet the day-to-day needs of local communities and the less mobile.

Enhancing Kentish Town Road

Kentish Town Road acts as the main artery of the community and it is important that it remains a vibrant and mixed shopping area. Surveys carried out by the community have shown that far too many non-retail uses have been allowed in, from betting shops and estate agent offices to fast food take-aways. The retail function of the secondary shopping areas, at the northern and southern ends of Kentish Town Road, is not sufficiently protected by the Council and, subject to viability, the Neighbourhood Forum seeks to resist a change of use from shops and other retail outlets.

Spatial Policies and Site Specific Policies

In addition to the general development policies, the Neighbourhood Forum has also identified two overarching Spatial Policies which lie at the heart of the neighbourhood and are of wider than local significance. One policy involves the Phase 1 development of a Kentish Town Square to restore quality to the heart of the neighbourhood. It promotes the creation of wheelchair access to the station and lifts to the station platforms, a pedestrian link to a street behind the station and provision for a market.

Another policy is the coordinated redevelopment of the Kentish Town Potential Development Area which aims to maintain and enhance employment space as well as add housing provision. This policy also seeks the provision of new green spaces, play areas, community facilities and improved pedestrian connections to the surrounding areas.

These Spatial Policies are complemented by Site

Specific Policies. The Neighbourhood Plan has seven of these which include proposals for increasing affordable housing, office space and improving public realm. KTNF has also identified small and infill sites for development.

Another Site Specific policy promotes development of a theatre or cinema. This has several benefits: helping to keep young people in the area, developing a local creative arts industry and aiding the local economy by attracting visitors from outside the area.

Projects

There are a number of Projects in the Neighbourhood Plan. These are community aspirations that are not linked to land development or intended to form statutory planning policy or may not be achieved within the lifetime of the Plan. They include the Phase 2 development of Kentish Town Square, and projects to improve shop fronts, retain green and open spaces and a project about working with schools.

HOW THE PLAN WAS PREPARED

The first decision the community in Kentish Town had to make was whether it wanted and needed a Neighbourhood Plan. A group of interested residents decided to find out more about the Localism Act and what would be involved in putting together a Plan. Two public meetings were held, in April and October 2011. The first was attended by representatives of nine local residents' groups, who heard a Director of Urban Design London explain the Localism Act. At the second the structure and Area of the Forum and ideas for the Neighbourhood Plan were discussed.

Constitution, Neighbourhood Development Plan Area (NDPA) and Area Designation

At the first AGM in January 2012 the Kentish Town Neighbourhood Forum (KTNF) was formed. A Committee was elected, a group of voluntary local Advisors was set up and a Constitution was approved. Selecting a NDPA took a long time to complete because, although an Area was voted on at the AGM, later on a group of local people decided they wanted to set up a separate Forum and Area, while another group asked if their part of Kentish Town could be included in the Kentish Town NDPA. After many discussions, the Kentish Town Neighbourhood Plan Area was designated on 10 April 2013.

Walkabouts

In April 2012 the Committee organised a first weekend of walkabouts covering the entire area, as it was then. The aim was to get to know our neighbourhood, our

neighbours and businesses, and to hear how people would like to see their area develop. There were four walks repeated four times so anybody could do all four in a weekend. The weekend was a huge success with 70 people taking part. In October 2012, the northern section of the NDPA organised a weekend of walks in their area. Again 70 people attended. From these walks we noted areas suitable for development, both business and housing. We took down details of heritage buildings, open spaces and playgrounds and shopping streets.

Working with The Prince's Foundation

Having been approached by KTNF, The Prince's Foundation agreed to work with us from April 2012 to March 2013 on community planning workshops. Stakeholders and businesses were invited, as well as the public. The Prince's Foundation also helped us with the Neighbourhood Planning process. Two reports were produced and by the end of the year our Plan was beginning to take shape.

Street engagements

On several days in June 2012 and January 2013 (the latter in the snow) a number of Neighbourhood Forum members gathered in Kentish Town Road, and in other parts of Kentish Town and asked passers-by how they would like to see Kentish Town develop. An enthusiastic Neighbourhood Forum Advisor inspired us. We had a large blackboard onto which members of the public attached their wishes for the neighbourhood.

We talked to hundreds of local people and noted what they said. All these contributions fed into the policies that appear in the Neighbourhood Plan.

Public Meetings and workshops

In the past three and a half years the Neighbourhood Forum committee has organised several Public Meetings and Workshops. In December 2013 we held a Public Meeting and Exhibition of the Draft Neighbourhood Plan. To advertise the meeting many local people hand-delivered 10,000 flyers to every residence, shop and business in the entire NDPA. Over 110 people attended this event and there was a huge amount of interest and many comments. We used this input as we carried on working on the Plan.

Working parties, Committee meetings and internal workshops

During 2013 and early 2014 six working parties met regularly to formulate policies and projects for the Plan. The groups numbered from four to twelve people, some of whom were members of the KTNF Committee, some were from the Advisors' Group while others were members of the wider signed-up Neighbourhood Forum group comprising over 300 people.

The working parties each took a policy area to study: Working & Shopping, Planning & Design, Housing; Getting Around, Green & Open Spaces, and Community, Social & Culture.

Throughout the development of the Neighbourhood Plan the KTNF Committee has met regularly. We also held some internal weekend workshops when we concentrated on finer details of the Plan and its policies. By November 2014 the Committee felt the Plan was sufficiently developed to move forward to the pre-consultation phase.

Website and Creative Citizens

We set up a website early on and used it to alert and inform the community about public meetings, newsletters and events. In January 2013 the Creative Citizens research project with the RCA Helen Hamlyn Centre for Design suggested that we could work with them for a year to explore the potential for new and traditional media to engage more people in Neighbourhood Planning. This led to the setting up of an interactive Online Neighbourhood Plan on our website. It was a very effective way of finding out what people thought about the draft policies and projects.

We were aware that a number of people do not use computers, so Creative Citizens organized workshops to discuss how to inform that part of the community. One idea that came up was to produce beer mats showing policy and project ideas and images and giving contact details. These were distributed to pubs and cafés in the Neighbourhood Forum Area.



▲ One of several beer mat designs

Consultation

In March 2015 KTNF delivered the Draft Kentish Town Neighbourhood Plan to the community (including all local businesses) and to relevant statutory bodies for consultation. The entire Plan Area was leafleted, the Plan was put on the website and hard copies were placed in Kentish Town Library, Kentish Town Community Centre and in the Somali Family and Youth Centre. 96 comments were received. These were assessed and relevant comments integrated into the Plan. A Submission Draft was then prepared for further consultation which ended in January 2016. 33 representations were received.

Strategic Environmental Assessment (SEA)

We sent a draft Neighbourhood Plan to the Council for SEA screening in September 2014. In October 2014 Camden Council produced a report stating that "the Council considers that the Kentish Town Neighbourhood Development Plan is likely to have significant environmental effects and accordingly will require a Strategic Environmental Assessment". We initially appointed URS Infrastructure and Environment UK. Subsequently AECOM took over and carried out the scoping report. The KTNF SEA was sent out for public consultation at the same time as the Neighbourhood Plan. Any significant changes to the Plan's content were tested prior to the Plan's submission to the Council. The SEA Environmental Report was published alongside the Plan.

Funding and planning support

We have received funding from the Department for Communities and Local Government and we have been given planning support by advisors from the Prince's Foundation, Planning Aid England and Groundwork UK and also by two independent advisors. As the Plan has progressed we have benefited from their help and from the advice given to us by Camden Council planning officers.

WHAT IS A NEIGHBOURHOOD PLAN AND HOW DOES IT FIT IN THE PLANNING SYSTEM?

The Localism Act 2011 gave the right to communities to shape development in their area through Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders.

Since April 2012 when the legislation came into effect, communities have been able to establish general planning policies for the development and use of land in their neighbourhoods including where homes and offices should be built and what they should look like. A Neighbourhood Development Order allows the community to grant planning permission for development that complies with the order and removes the need for a planning application to be submitted to the local authority. A Community Right to Build Order gives permission for small-scale, site-specific developments by a community group.

The National Planning Policy Framework (NPPF)

The NPPF states that the neighbourhood can develop plans that support the strategic development needs set out in the local authority's Local Plans including policies for housing and economic development. They should plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. They should also identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their Neighbourhood Plan to proceed.

If the policies and proposals are to be implemented as the community intended, a Neighbourhood Plan needs to be deliverable. The NPPF requires that the sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.

Infrastructure and Utilities

In line with Local Plan Policy DM1 (or as it may change), it is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development, and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Community Infrastructure Levy is part of the power conferred to Local Planning Authorities within the Planning Act 2008. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. The aim of CIL is to deliver additional funding for Local Planning Authorities to carry out a wide range of infrastructure projects that support growth and benefit the local community. CIL allows Local Planning Authorities in England and Wales to raise funds from developers undertaking new building projects in their area.

On 23 September 2015 Camden Council implemented a decision to agree the structure of a spending allocation system for the local proportion of the Community Infrastructure Levy. The section that is relevant to neighbourhood forums is as follows:

“Ward members will be asked to consult with a range of communities and organisations reflecting the diversity of their local area and suggest local CIL investment projects and priorities. This should include any neighbourhood planning forum in the ward. Where a Neighbourhood Plan has been approved at referendum the priorities contained in the plan that are applicable to the ward should be carried across into the local priorities unless there is a clear reason for doing otherwise agreed by the Cabinet Member.”

CIL PRIORITIES IN THE KENTISH TOWN NEIGHBOURHOOD PLAN

- * 1. Policy SP1: Kentish Town Square PHASE 1 – page 37
- * 2. Policy GA: Step-free access in Kentish Town Stations – page 25
- * 3. Project: Kentish Town Square PHASE 2 – page 60
- 4. Project: Shop Fronts – page 59

* CIL Priorities with a star may also include funding by Section 106 contributions.

and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.



▲ Fruit Bowl outside Kentish Town Station

Community Infrastructure Levy and Section 106 Financial Contributions

Development may be liable for a charge under the Community Infrastructure Levy (CIL), if the local authority has chosen to set a charge in its area.

Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.

CIL regulations have been drafted to avoid “double counting” i.e. Councils asking developers to pay both CIL and S106 for the same item. CIL receipts are dependent on planning permissions being implemented. For more detail about CIL see Box left.

Section 106 (S106) Planning Obligations are legally binding agreements entered into by persons with an interest in a piece of land (often a developer) secured by a legal agreement or deed. They are designed to mitigate for a particular impact that would arise from a development. S106 Financial Contributions are confined to site specific works which are necessary to make a scheme acceptable e.g. highways / public realm

Following the local authority's Local Plan

Neighbourhood Plans, which can be general or contain more detail, have to meet the local authority's assessment of housing and other needs for development in the area. People frequently find it hard to have an influential say in the planning process and often are reacting to development proposals in isolation. The Localism Act aims to devolve power to communities, allowing them to create policies against which development is assessed. The policies cannot block development that is already part of the Local Plan, but they can shape its location and appearance.

A Neighbourhood Plan must support the strategic development needs set out in the Local Plan. The Local Plan concentrates on the critical issues facing the area, including its development needs, and the strategy and opportunities for addressing them, including deliverability and viability.

Neighbourhood planning is led by the local parish or town council but in areas without a parish or town council, like Kentish Town, new neighbourhood forums take the lead.

Development of land

A Neighbourhood Plan must address the development and use of land in its policies. Neighbourhood Plans can include other ideas to improve the neighbourhood other than development and land use issues, but these have to be clearly defined and delineated and separate from the land use issues in the Plan. In this Plan these Projects section are set out in Appendix X. They relate to all other ideas not involved in development and land use issues, or those where land use issues are unresolved. They are not statutory planning policies but will help in delivering the Plan's vision and objectives.

Examination and Referendum

The local planning authority has a duty to support communities in the making of their Neighbourhood Plan. It approves the neighbourhood area within which the Neighbourhood Plan will have effect and organises the independent examination of the Neighbourhood Plan, the Neighbourhood Development Order or a Community Right to Build Order. This is to check that the plan or order meets certain basic conditions.

The local planning authority is responsible for organising the neighbourhood planning referendum. The referendum ensures that the local community has the final say on whether a Neighbourhood Plan, a Neighbourhood Development Order or a Community Right to Build Order comes into force in their area. This is an important part of the process, allowing people who live in the area to decide on the Plan or Orders. It highlights the importance of working with the wider community and securing support at an early stage in the process.

The Plan will be brought into legal force by the planning authority and become part of the local authority's statutory development plan if the Neighbourhood Plan is successful at examination and referendum (if over 50% of respondents approve the Plan). Applications for planning permission connected to the Neighbourhood Plan's policies will be determined in accordance with the Neighbourhood Plan, unless material considerations indicate otherwise.

VISION AND OBJECTIVES FOR THE KENTISH TOWN NEIGHBOURHOOD PLAN

OUR VISION

Kentish Town has the potential to be a fantastic place to live and work, full of well-preserved heritage, galleries, pubs, restaurants, music venues, shops and thriving businesses. It is on the doorstep of many famous places, with numerous transport links close to places of employment and entertainment. It has the potential for a diverse but balanced population of young and old in a mix of housing ranging from private to affordable. Space is at a premium with immense pressure to build new housing, but at the same time we have to make efforts to retain existing employment space and protect our green and open spaces. We want young people to be able to stay in the area and not to be forced out through high rents. We want as many people as possible to be involved in creating the policies that will shape our environment for the next fifteen years. We want to protect what is good about Kentish Town and through the Neighbourhood Plan to foster positive and innovative developments over the next fifteen years that will enhance the well-being of individuals living and working here.

THIS VISION FOR THE AREA WILL BE ACHIEVED THROUGH THE DELIVERY OF THE FOLLOWING OBJECTIVES:

1. Shopping & Working

Development in the Kentish Town Plan Area will help shops flourish with environmental improvements to shop fronts and restrictions on non-retail frontages (e.g. financial and professional services, restaurants, drinking establishments, takeaways, business, assembly and leisure). This will enhance the image of shops and retail experience and potentially attract more customers. The level of current employment space will be maintained and, through new developments, employment in Kentish Town will increase with emphasis on young and local people.

2. Design

High quality design development in the Kentish Town Plan Area will illustrate understanding of the site and its context in terms of grain, shape, scale and use of materials and will contribute to the existing character. This will add vitality to the local shopping streets and feed through into developments such as the Town Square – the heart of the neighbourhood – and mixed use development in the Potential Development Area.

Any new development will be subject to necessary consultations with relevant statutory bodies such as

the GLA, Thames Water, Historic England and Natural England, as appropriate. KTNF will continue to monitor and advise on planning applications in the interests of ensuring good design and adherence to the Neighbourhood Plan.

In the long-term, if proposals are put forward for rafting over the railway line from Gospel Oak to Camden Road, they will be given consideration by KTNF in terms of criteria we have laid out. Development will include provision of additional housing as well as pedestrian, cycle and green routes.

The much-loved view of Parliament Hill from outside Kentish Town Station will be protected.

Buildings of architectural merit in the KTNF Area will be preserved and enhanced as part of any development proposal. Design must be of a high standard, respond to local character and make a positive contribution to local distinctiveness.

3. Housing

The Plan will identify vacant and underused sites for the development of well-designed housing and / or businesses.

Availability of affordable housing and local employment will be increased via mixed use sites.

The Plan will include measures to respect green issues and sustainability, including promoting energy-efficient design and renewable energy.

4. Getting Around

Development will promote and enable the delivery of integrated, accessible, sustainable transport solutions for the area. This will include cycle lanes, a cycle hire scheme and cycle lane links at junctions.

KTNF will support proposals that implement step-free access at Kentish Town Thameslink Station, Kentish Town Underground Station and Kentish Town West London Overground Station.

5. Green & Open Spaces

The Plan will deliver a range of policies and projects relating to development that will enhance the environmental sustainability of the area through preserving and improving existing spaces, providing new green open spaces and playgrounds, improving and greening the local street environment and promoting biodiversity.

6. Community & Culture

Developments such as a new theatre and / or cinema space will deliver social benefits and enhance community links.

KTNF will promote provision, in existing, expanded and new schools, of out of hours community facilities including holiday, weekday and evening activities and play spaces for children, making up for a shortage of community facilities. The Plan includes a project working with schools on how citizens can make a difference to their local area.

KTNF will support the retention of public houses and will recommend that a number of them are placed on the register of Assets of Community Value.

KTNF values informal social spaces that allow community interaction. Small shops outside the town centre will be protected. These shops, which are usually convenience stores, meet the day-to-day needs of the local community and the less mobile.

7. Spatial Policies

a) KTNF will support the development of a Kentish Town Square to restore quality to the heart of the neighbourhood. This is important to locals and visitors alike.

Phase 1 will be a Policy for a high quality public square, protection of the canopy, provision for a market, formation of a new entry to the station, lifts onto the platforms to provide wheelchair access, access to the station from Leighton Road and a new pedestrian link to Frideswide Place.

Phase 2 will be a Project which includes the provision of a new road access to the Regis Road site and realigning the junction with Kentish Town Road and Leighton Road, building a new rail station at pavement level to provide step-free and wheelchair access and providing pedestrian access and a designated cycle route between Leverton Street and Frideswide Place. The Project will also create a new pedestrianised public open space, improve access to and views of Hampstead Heath and improve the interconnection of rail, underground, and bus services. This programme of action will be enabled by rafting over the rail tracks.

b) KTNF will promote a coordinated redevelopment of the Kentish Town Potential Development Area, the largest significant potential development site in the KTNF Area, comprising the Regis Road Site, the Murphy Site and the area backing onto Highgate Road. This will provide an opportunity to maintain and enhance industry and employment space as well as increasing housing provision. Development will include new pavements, street lighting, landscaping, green spaces and play areas, along with cycle and pedestrian routes. Provision will be made for new educational and health institutions where resident population increase in the Potential Development Area makes this essential.

8. Site Specific Policies

The viability of development is recognised as an essential element of delivery; therefore the application of all these policies may be subject to a viability assessment when development schemes are presented.

a) KTNF will support the development of the Car Wash Site at 369-377 Kentish Town Road combined with the widening of the pavement in front of the site and relocating the bus shelter for the safety of passengers and pedestrians.

b) KTNF will support comprehensive residential redevelopment in York Mews, the Section House and the land around the Police Station. This will include affordable housing along with ground floor offices, and will provide new public realm and pedestrian access.

c) KTNF will support proposals for Frideswide Place which include mixed use residential-led development including social rented and intermediate properties.

d) KTNF will support proposals for Wolsey Mews, running parallel with the centre of the Kentish Town Road shopping area, for uses ranging from independent shops, restaurants, offices, live-work units and community facilities. Proposals also include a one-way cycle route. Policies for both Frideswide Place and Wolsey Mews include improved public realm ranging from better pavements and tree planting to cycle lane links at road junctions.

e) KTNF will promote the retention of the building at 2 Prince of Wales Road (Camden Community Law Centre, Volunteer Centre Camden and Citizens Advice Bureau) and its reinstatement as a public place for leisure / entertainment use, should it become vacant, bringing visitors to the area out of normal working hours and enhancing both local businesses and the local economy.

f) KTNF will support the future development of the Veolia Depot site in Holmes Road / Spring Place for residential-led mixed use including retention of existing employment space by creating new work space.

g) KTNF will identify suitable small sites for infill residential development. High quality innovative design will be required in these areas to ensure adequate amenity for new residents, protect the amenity of existing residents and preserve the character and appearance of the area.

OBJECTIVES, POLICIES AND PROJECTS

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
1. Shopping & Working a) The Plan will identify environmental improvements to shop fronts and restrictions on non-retail premises. b) The level of current employment space will be protected and, through new developments, the level of employment in Kentish Town will increase.	SW2, SW3, CC3 SW1, SP2, SSP1, SSP4, SSP5, SSP6	Design of Shop Fronts Project; Green & Open Spaces Project; Public Toilets Project

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
2. Design a) The view of Parliament Hill from outside Kentish Town Station will be protected. b) The Plan will identify long-term proposals for rafting over the railway line from Gospel Oak to Camden Road. c) High quality design development in the Kentish Town Neighbourhood Plan Area will illustrate understanding of the sites. d) Buildings of architectural merit will be preserved and enhanced.	D1 D2 D3, SP1, SP2, SSP1, SSP7 D4	



▲ The Police Station, Holmes Road. Grade II listed

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
3. Housing a) The Plan will identify vacant and underused sites for the development of well-designed housing. Availability of affordable housing and local employment will be increased via mixed use sites. b) The Plan promotes respect for green issues and sustainability and encourages energy-efficient design and renewable energy.	D2, D3, SP2, SSP1, SSP2, SSP3, SSP4, SSP6, SSP7 SP2	

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
4. Getting Around a) Development will promote and enable the delivery of integrated, accessible, sustainable transport solutions for the area. This will include cycle lanes, cycle lane links at junctions and cycle hire schemes. b) KTNF will support proposals that implement step-free access at all stations in the KTNF Area.	D2, GA, SP1, SP2, SSP2, SSP3, SSP4 GA	Anglers Lane Project; Cycle Hire Scheme Project

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
5. Green & Open Spaces Development will enhance the environmental sustainability of the area through preserving and improving existing open spaces, and providing new, green open spaces and playgrounds, improving and greening the local street environment and promoting biodiversity.	GO1, GO2, GO3, SP1, SP2	Green & Open Spaces Project

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
6. Community & Culture a) Applicants of major development schemes will be encouraged to engage in pre-application consultation. b) Applicants of development schemes will be encouraged to submit a Statement of Community Consultation and / or a Statement of Neighbour Involvement. c) Public Houses will be designated as Assets of Community Value. d) Shops outside the centre will be protected and supported. e) A leisure development such as a new theatre and / or cinema space will deliver social benefits and enhance community links.	CC1 CC2 CC3 CC4 SSP5	

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
7. Spatial Policies a) The Plan will support the development of a Kentish Town Square including a public square, expansion of market stalls, more green space, cycle routes and improved access to the station. b) The Plan will promote a coordinated redevelopment of the Kentish Town Potential Development Area. This will provide a development opportunity to maintain and enhance employment space as well as add housing provision. Development will also include new pavements, street lighting, landscaping, green spaces and play areas and cycle and pedestrian routes.	SP1 SP2	Kentish Town Square Project; Green & Open Spaces Project; Cycle Hire Scheme Project Green & Open Spaces Project

CORE OBJECTIVE	POLICY REFERENCE	PROJECT REFERENCE
8. Site Specific Policies a) The Plan will support the development of the Car Wash Site at 369-377 Kentish Town Road. b) The Plan will support comprehensive residential redevelopment in York Mews, the Section House and the land around the Police Station. c) The Plan supports proposals for Frideswide Place. d) The Plan supports proposals for Wolsey Mews. e) The Plan will promote the retention of the building at 2 Prince of Wales Road and its reinstatement as a public place for leisure / entertainment use. f) The Plan will support the future development of the Veolia Council Depot site in Holmes Road / Spring Place for mainly residential-led mixed use. g) The Plan will identify suitable small sites for infill residential development.	SSP1 SSP2 SSP3 SSP4 SSP5 SSP6 SSP7	Design of Shop Fronts Project



▲ The Assembly House, Kentish Town Road, Grade II listed